



*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 Steve Filipovic

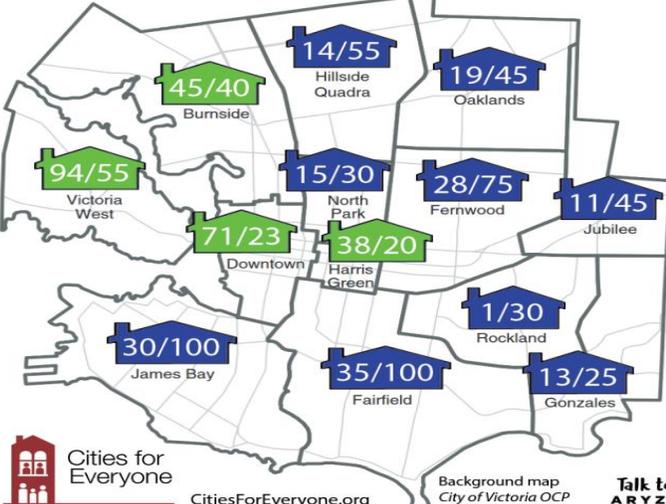
Date Sept 20 2018

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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
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? <b>Low__ Medium__ HighX</b>	Holding people in housing that is unaffordable erodes the potential of their future and needs to be turned around.
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? <b>Yes X No__ Maybe__</b>	The City has \$400 Million in Public Investment Budgets, Renter have equity in this. We can tap this Budgets for investments in Housing. Ownership Opportunities!
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? <b>Yes__ No__ Maybe_X__</b>	Communities are supposed to be able to influence their Community Plans which may or may not agree with the proposed density increases.

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<p><b>Neighbourhoods' actual annual housing growth rate versus their 1.5% annual growth targets</b></p>  <table border="1" data-bbox="154 325 820 829"> <caption>Housing Growth Data by Neighbourhood</caption> <thead> <tr> <th>Neighbourhood</th> <th>Actual Growth Rate</th> <th>Target Growth Rate</th> <th>Status</th> </tr> </thead> <tbody> <tr><td>Burnside</td><td>45/40</td><td>15%</td><td>Exceeded</td></tr> <tr><td>Hillside Quadra</td><td>14/55</td><td>15%</td><td>Below</td></tr> <tr><td>Oaklands</td><td>19/45</td><td>15%</td><td>Below</td></tr> <tr><td>Victoria West</td><td>94/55</td><td>15%</td><td>Exceeded</td></tr> <tr><td>North Park</td><td>15/30</td><td>15%</td><td>Below</td></tr> <tr><td>Fernwood</td><td>28/75</td><td>15%</td><td>Below</td></tr> <tr><td>Jubilee</td><td>11/45</td><td>15%</td><td>Below</td></tr> <tr><td>Downtown</td><td>71/23</td><td>15%</td><td>Exceeded</td></tr> <tr><td>Harris Green</td><td>38/20</td><td>15%</td><td>Exceeded</td></tr> <tr><td>Rockland</td><td>1/30</td><td>15%</td><td>Below</td></tr> <tr><td>James Bay</td><td>30/100</td><td>15%</td><td>Below</td></tr> <tr><td>Fairfield</td><td>35/100</td><td>15%</td><td>Below</td></tr> <tr><td>Gonzales</td><td>13/25</td><td>15%</td><td>Below</td></tr> </tbody> </table> <p><small>Cities for Everyone CitiesForEveryone.org</small></p> <p><small>Background map City of Victoria OCP</small></p> <p><small>Talk to ARYZE data provided by TalktoAryze.ca</small></p>	Neighbourhood	Actual Growth Rate	Target Growth Rate	Status	Burnside	45/40	15%	Exceeded	Hillside Quadra	14/55	15%	Below	Oaklands	19/45	15%	Below	Victoria West	94/55	15%	Exceeded	North Park	15/30	15%	Below	Fernwood	28/75	15%	Below	Jubilee	11/45	15%	Below	Downtown	71/23	15%	Exceeded	Harris Green	38/20	15%	Exceeded	Rockland	1/30	15%	Below	James Bay	30/100	15%	Below	Fairfield	35/100	15%	Below	Gonzales	13/25	15%	Below		<p>Cities for Everyone's <a href="#">1.5% Neighbourhood Affordability Solution</a> sets targets to increase neighbourhoods' housing supply by approximately 1.5% annually, to match the City's population growth rate.</p> <p>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.</p> <p>This ensures that more lower- and middle-income households can afford suitable housing in walkable urban neighbourhoods.</p>
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<p>Most residential neighbourhoods only allow two stories and limit densities, which excludes most <i>missing middle</i> housing (see below). Affordable housing requires upzoning.</p>	<p>4. Do you support upzoning:</p> <p><b>Neighbourhood-wide</b> <u>  X  </u></p> <p><b>For all corner and larger lots</b> <u>      </u></p> <p><b>Only on a case-by-case basis</b> <u>      </u></p>	<p>Only if the residence in the region agree to the changes. Democracies need to reflect the wishes of the residents. The process has to be clear open &amp; unbiased.</p>																																																								
 <p>Diagram labels: DETACHED SINGLE-FAMILY HOMES, DUPLEX, TRIPLEX &amp; FOURPLEX, COURTYARD APARTMENT COURT, BUNGALOW, TOWNHOUSE, MULTIPLEX LIVE/WORK, MID-RISE.</p> <p><b>MISSING MIDDLE HOUSING</b> (indicated by a dashed line between Duplex and Mid-rise)</p>		<p>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.</p>																																																								
<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:</p> <p><b>For all new housing</b> <u>      </u></p> <p><b>For higher-priced housing</b> <u>      </u></p> <p><b>Only on a case-by-case basis</b> <u>      </u></p> <p><b>Under no circumstances</b> <u>  X  </u></p>	<p>Subsidized Housing isn't affordable housing, subsidies end up supporting land lords. We need programs that help those in need of better housing solutions than can affect the market. Both for owning &amp; renting</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 developments even if some neighbours object?</p> <p><b>Yes</b> <u>  </u> <b>No</b> <u>  </u> <b>Maybe</b> <u>  </u></p>	<p>Yes, the priority is affordability, so we will have to adjust some of the rules set by previous councils.</p>																																																								

*Municipal Candidate Affordability Survey*  
**Cities for Everyone (www.citiesforeveryone.org)**

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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? <b>Generally approve</b> <u>  X  </u> <b>Generally reject</b> <u>    </u> <b>Approve if</b> _____	Unless there is a deep concern from the community, people have the right to expect the City listen to their concerns & exercise their will. Its a Basic premise of Democracy.
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.	8. If a proposed development meets OCP guidelines and includes moderate-priced units (less than \$600k), but is opposed by some neighbors, would you: <b>Reject it</b> <u>    </u> <b>Approve it</b> <u>    </u> <b>Approve if</b> <u>  X  </u>	It is clear Victoria will continue to develop. it will be key to keep the developments in line with community wishes.
9. What other municipal affordability strategies do you support?		
I champion the notion of tapping the City's \$400 Million Public Investment Budgets which Renters have equity in for Investments in Housing Partnerships. Long term renters in Victoria have trouble saving up down payments for Ownership largely bc of what is expected of them for rent. We can create a program that helps shift these people into Ownership Opportunities! This will be a great benefit to those trapped in the rental market and as they shift to ownership, the cheapest form of housing. This should start to relieve pressures in the rental market which should begin to subside and prices should start to drop. Renting should be far cheaper per month than owning, but unfortunately for many it isn't.		
10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions?		
Affordability has been a top issue in Victoria for decades, if you want to actually win action on affordability in Victoria you will need to vote past the Big Money teams & win actual change at City Hall.		