



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.

Candidate Name: Michael Geoghegan

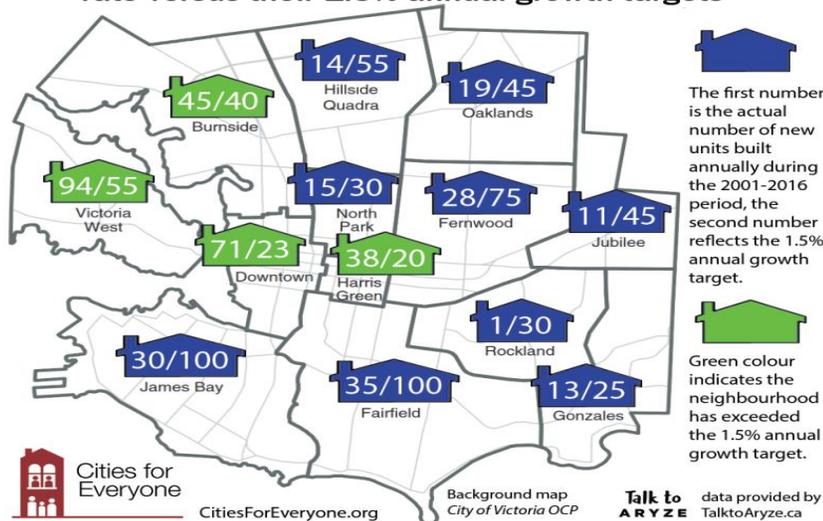
Date: September 21, 2018

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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? High	
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	
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? Yes	

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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Context	Questions	Comments
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: Neighbourhood-wide and especially on all corner and larger lots	
		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.
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: Only on a case-by-case basis	
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? Yes	
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? Generally approve _____	
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: Approve it	
9. What other municipal affordability strategies do you support? Rescinding the step code and significantly improving municipal decision making timelines in Victoria so as to reduce the cost per unit of new housing by \$150,000 per unit.		
10. Please let us know if you have other thoughts concerning our community’s inaffordability problems and solutions? I believe that the province should authorise the construction of 3,000 to 5,000 units of student housing at UVic and Camosun thus freeing up a similar number of rental units in Victoria Saanich and Oak Bay		