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Municipal Candidates Affordability Survey

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

Candidate Name FRED HAYNES CANDIDATE FOR MAYOR OF SAANICH   Date _SEPT 24TH 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_yes__**	As well as using the tools they have, municipalities also need to get support from higher governments. I have successfully championed Federal support for Co-Op housing, and senior renovation tax credits, Provincial support for on-campus student housing. In Saanich I have championed pre-zoning for rental housing, small lot family homes, detached secondary suites and more.
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 ___ _**	Solutions to affordable housing need to include middle and low-income groups. The main answer is in increasing our housing supply to meet the demand across a diverse range of incomes and housing needs.
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 yes** **In some neighborhoods ____** **Only on a case-by-case basis ____** **In no existing neighborhoods ____**	In areas zoned for single family homes, an initial approach for less conflict is infill through new duplexes, splitting existing homes into two, small lot family homes, and detached suites. Families are smaller, and need less space. Depending on the

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		location to main corridors and centers including townhouses, triplexes, and low-rise apartments. Parking conflicts can be reduced by adequate off-street parking, car share and more public transit.
Most residential neighbourhoods only allow two stories and limited densities, which excludes most *missing middle* 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** ____	Up-zoning to enable the "missing middle" needs to be considered along corridors and around our centers. Examples are the Shelbourne corridor which can allow 4-6 stories, and then taper off to single family.

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 *inclusionary* 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: **For all new housing** ____ **For higher-priced housing** ____ **Only on a case-by-case basis** ____ **Under no circumstances** ____	This would need to be for multifamily developments. Inclusionary requests of 5-15% or more need to be balanced with the provision of additional floors. Eg: in appropriate areas 4 floors, could be increased to 5 or 6 floors to enable financing the inclusionary mandate to work. Higher floors can be stepped back, to reduce massing effects. Progressive city design guidelines could be applied to ensure livable streetscape.
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	6. Do you support reduced parking requirements for infill housing, even if some neighbours object? **Maybe YES**	In general this needs to be explored and applied with common sense. Where the location is on a transit

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requirements so occupants are not forced to pay for costly spaces they do not need.		corridor, or the housing is pitched at certain markets where owners are not car users, reducing housing cost by decoupling parking is being used successfully in many cities. This is already being using in Saanich
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 Yes** **Generally reject ___** **Approve if __meets certain criteria_**	Approval of any infill project needs to be conditional upon the specific attributes of each individual application. In each case the interest of neighbors need to heard and in each case the importance of variances for the affordability need to be weighed in balance with these feedback.
Saanich's *Official Community Plan* allows up to eight story residential buildings in *neighbourhood centres,* 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: **Reject it ____** **Approve it ____** **Approve if it is worthy of approval**	It is not appropriate to pre - declare approval of any development application. To sit in council to adjudicate one must have an open mind. That said, eight stories are indicated in neighbourhood centers in our OCP and have been approved. Two examples are Nigel Valley and UpTown. The area of the old Emily Carr library in the Saanich Plaza is zoned for 11 stories. As we look 15-25-50 years into the future, we need to look back to today. If we wish to protect our Urban Containment Boundary, it will be required that we look to use height to save green space. Progressive city planning techniques can reduce massing and improve livability with taller structures.

9. What other municipal affordability strategies do you support?

Pre-zoned rental locations. Where appropriate, include secondary suites in new housing. Allow detached suites and inhouse suites in rural Saanich. Farm housing for temporary workers. Explore reductions in the lot size of duplexes and triplexes. Explore options for "Shared Ownership" as exampled by the Golden Girls of Parry Sound. Can single family homes be split into two or more units that each have their own separate title. Used in other cities this enables families to buy the "suaite" rather than rent, and so get into the house ownership market. How can we work with Co-Ops and

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the federal government to increase co-op housing. Can Co-op housing models be integrated into the new multifamily rental models. In existing rental housing, the surface parking can be 50% or more of the surface area. In these cases, can a new rental build go up on the car parks while the existing rental remains. Then demolish the exiting, end of life building? This is being done in other cities. We can help improve affordability by improving transit to reduce transpiration costs, and car ownership. Build the business bases in our cores: UpTown Douglas, Shelbourne and Glanford etc., so there are more job opportunities in close proximity to the housing in Saanich.		
10. Please let us know if you have other thoughts concerning our community's in affordability problems and solutions? Part of the cost for housing includes 1) long time lines for approval, 2) loading on of municipal fees. Other cities use electronic tracking of applications, separate streams for professional builders bringing multifamily applications and incentivise by fee reductions. Saanich needs to explore these. For example, lets look to waive Development Cost Charges when applications meet certain, set criteria for affordability. This is already being done. Applications that meet certain criteria can be addressed at the staff level and avoid the time and costs of coming before council. Look to use existing surplus lands owned by Saanich for housing. If elected as Mayor, I have committed to establishing a Mayors Standing Committee to address solutions to the housing crisis, especially the "missing middle" of housing for families who want to live, work and play here in Saanich.		