



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

Municipal Candidates Affordability Survey

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

Candidate Name Nils Jensen Candidate for Mayor Oak Bay

Date September 24, 18

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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	We need a multi-pronged approach that creates a spectrum of housing options for young and old.
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___	One way to increase affordability is to forge partnerships amongst multiple agencies including Federal/Provincial/CRD governments and private industry.
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 X Only on a case-by-case basis _____ In no existing neighborhoods _____	Oak Bay's Official Community Plan clearly delineates areas suitable for multi-family development while protecting established neighbourhoods.
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	Upzoning must be done in compliance with the Official Community plan and only after community consultation.



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<p><i>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.</i></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: For all new housing _____ For higher-priced housing _____ Only on a case-by-case basis <input checked="" type="checkbox"/> Under no circumstances _____</p>	<p>Because multi-family projects can vary in size requiring the inclusion of below market rate units must be done in the context of the particular project.</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 __ No__ Maybe <input checked="" type="checkbox"/></p>	<p>Oak Bay recently embarked on a secondary suite consultation process which will examine required parking amongst other issues. In larger projects the trend has been to reduce the amount of parking. Our impending community dialogue on suites will guide council on whether to apply this trend to in-fill.</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 _____ Generally reject _____ Approve <input checked="" type="checkbox"/> depending on the outcome of a community engagement process</p>	<p>Oak Bay has a robust community consultation process that seeks neighbourhood input. Any decision on variance must be guided by the input.</p>
<p>Oak Bay’s <i>Official Community Plan</i> allows up to three stories in <i>urban villages</i> and eight stories in <i>multi-unit residential areas</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 _____ Approve it _____ Approve <input checked="" type="checkbox"/> depending on the outcome of a community-wide process of consultation.</p>	<p>Our current OCP was developed after a thorough and lengthy community consultation. It guides development. One of the underlying principles is to respect and conserve our neighbourhood character. This includes consideration of the impact on immediate neighbours.</p>
<p>9. What other municipal affordability strategies do you support?</p> <p>I support the use of public lands to create housing options in our community. One such property is the parking lot adjacent to the Oak Bay Recreation Centre on Bee Street.</p> <p>I support the creation of partnerships with our community, BC Housing and local agencies with a goal of creating affordable rental accommodations.</p>		

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	10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions?	<p>I support moving forward to regulate secondary suites. This will provide affordable housing in the short term. In the medium to long term we should look for partnerships to build on municipally owned lands. Additionally we should encourage private developers to take advantage of the successful federal program – the Rental Construction Financing Initiative – that provides funding to private developers to build below market rental units.</p>