

Municipal Candidates Affordability Survey

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

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Date **17 September 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? Low_x__ Medium___ 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___ No___ Maybe_x___	
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 1.5% <i>Neighbourhood Affordability Solution</i> (see below) sets neighbourhood infill targets.	3. Do you support the 1.5% <i>Solution</i> neighbourhood housing growth targets? Yes___ No_x___ Maybe___	

Neighbourhoods' actual annual housing growth rate versus their 1.5% annual growth targets

Neighbourhood	Actual Annual Growth Rate (%)	1.5% Annual Growth Target (%)
Burnside	45	55
Hillside Quadra	14	55
Oaklands	19	45
Victoria West	94	55
Downtown	71	23
North Park	15	30
Fernwood	28	75
Jubilee	11	45
Harris Green	38	20
James Bay	30	100
Rockland	1	30
Fairfield	35	100
Gonzales	13	25


Legend:
■ Blue house icon: The first number is the actual number of new units built annually during the 2001-2016 period, the second number reflects the 1.5% annual growth target.
■ Green house icon: Green colour indicates the neighbourhood has exceeded the 1.5% annual growth target.

Logos: Cities for Everyone, City of Victoria OCP, Talk to ARYZE

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.

<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>Neighbourhood-wide _____</p> <p>For all corner and larger lots _____</p> <p>Only on a case-by-case basis <u> x </u></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>For all new housing _____</p> <p>For higher-priced housing _____</p> <p>Only on a case-by-case basis <u> x </u></p> <p>Under no circumstances _____</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>Yes ___ No ___ Maybe <u> x </u></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?</p> <p>Generally approve _____</p> <p>Generally reject <u> x </u></p> <p>Approve if _____</p>	
<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>Reject it _____</p> <p>Approve it _____</p> <p>Approve if <u> </u> necessity is demonstrated <u> </u></p>	
<p>9. What other municipal affordability strategies do you support?</p>		
<p>10. Please let us know if you have other thoughts concerning our community’s inaffordability problems and solutions?</p> <p>The City has been playing loose with finance. Shady deals and arrogant presumptions about the necessity of new development. Everyone who eats butter everyday is going to have to check their privelage.</p>		