## **Municipal Candidates Affordability Survey**

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

Candidate Name David Arthur Johnston\_\_\_

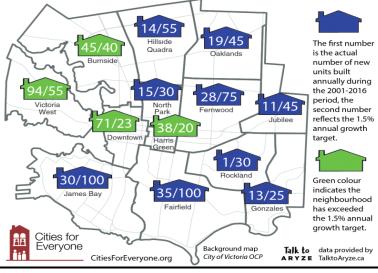
Date 17 September 2018

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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.	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.	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% Neighbourhood Affordability Solution (see below) sets neighbourhood infill targets.	3. Do you support the 1.5% Solution neighbourhood housing growth targets?  Yes No_x_ Maybe	

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.

Most residential neighbourhoods only allow two stories and limit densities, which excludes most <i>missing middle</i> housing (see below). Affordabel housing requires upzoning.	4. Do you support upzoning:  Neighbourhood-wide  For all corner and larger lots  Only on a case-by-case basis	 _x_		
DETACHED SINGLE-FAMILY  DUPLEX TRIPLEX & COURTY ARD BUNGALOU TOUN  COURTY AND BUNGALOU TOUN  COURTY AND BUNGALOU TOUN  COURTY APARTMENT COURT  FOURPLEX APARTMENT COURT  FOURP	HOUSING	The "missing middle" includes moderate density housing types such as multiplexes, townhomes and lowrise 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: For all new housing For higher-priced housing Only on a case-by-case basis Under no circumstances	 _x		
Urban parking typically costs \$10-60k per space, and an increasing portion of households are carfree. 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 No Maybe_x			
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 variance needed for medium-priced infi Generally approve Generally rejectx Approve if			
Victoria's Official Community Plan generally allows up to two stories in traditional residential neighbourhoods, three stories on collector streets, four stories in urban villages, and six stories on major arterials, but some residents consider these too tall and dense.  9. What other municipal affordability strategies do	8. If a proposed development of OCP guidelines and includes moderate-priced units (less that \$600k), but is opposed by som neighbors, would you:  Reject it  Approve it  Approve ifnecessity is demonstratedyou support?	an		
10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions?  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.				