



**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](http://www.citiesforeveryone.org)

Date sept 24

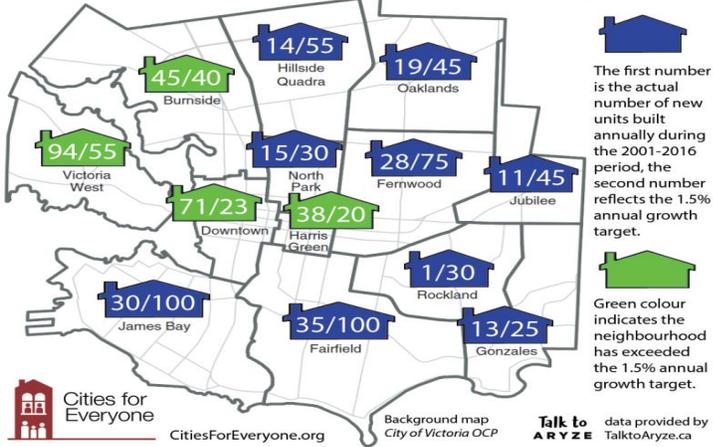
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For more information see the [Victoria Affordability Backgrounder](#) and other documents at [www.citiesforeveryone.org](http://www.citiesforeveryone.org).

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? <b>Low</b> ___ <b>Medium</b> ___ <b>High</b> __ <b>x</b> _	
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? <b>Yes</b> __ <b>x</b> _ <b>No</b> ___ <b>Maybe</b> ___	
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? <b>Yes</b> __ <b>No</b> ___ <b>Maybe</b> __ <b>x</b> ___	not on a neighbourhood by neighbourhood method but by municipality with some areas getting more and some less

**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 *missing middle* 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   \_\_\_\_\_



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 *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**   X   \_\_\_\_\_  
**For higher-priced housing** \_\_\_\_\_  
**Only on a case-by-case basis** \_\_\_\_\_  
**Under no circumstances** \_\_\_\_\_

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 \_\_\_ No \_\_\_ Maybe   X   \_\_\_\_\_

site specific depending on location services and existing parking. Bonus for affordable measures taken in project.

<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?  <b>Generally approve</b> _____  <b>Generally reject</b> _____  <b>Approve</b> if right location</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:  <b>Reject it</b> _____  <b>Approve it</b> _____  <b>Approve</b> if right location</p>	<p>approve if meets current zoning guidelines and on a on a case by case basis. variances require CAC and proper neighbourhood consultation</p>
<p>9. What other municipal affordability strategies do you support? <a href="#">fast tracking affordable housing</a>, <a href="#">tax holidays for newly built affordable housing</a>.</p>		
<p>10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions?  <a href="#">A 20-20-20 policy should be placed on all new developments with 20% of all new construction be made available for 20 years at 20% below market rent. If developments are inappropriate for this policy then an equal payment amount can be made to an affordable housing fund used to incentivise developments to include below market rent.</a></p>		