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

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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 : Jeremy Loveday   **Date :** Sept. 23rd, 2018

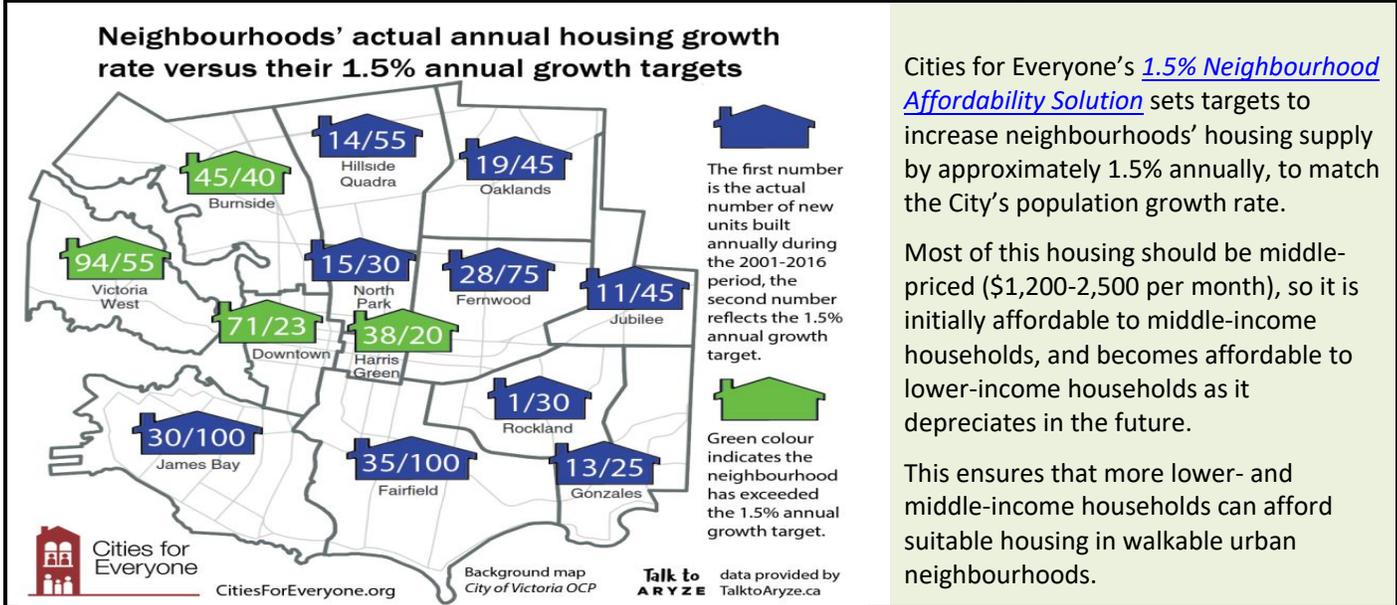**Email:** loveday.jeremy@gmail.com   **Phone:** 250-815-0370   **Website:** www.JeremyLoveday.ca

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**	Tackling the housing crisis is my top priority. In my first term I helped push for the creation of the CRD Housing First program which ultimately secured $90 million dollars to build affordable housing and will create 2000 new homes. I've actively advocated against speculation and house flipping through the UBCM and supported regulations of short term vacation rentals which have returned housing units to the housing stock. I also pushed the regularization of garden suites and the implementation of inclusionary zoning. If re-elected I will work to have the City play a strategic role in developing non-market housing and ensure that development creates affordable and appropriate housing.
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____**	Housing is a human right and the City must take action to ensure that everyone has access to appropriate housing that they can afford. I will push for the City to incentivize

		the creation of low and middle-income housing and demand more affordability out of high end developments.
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___ Maybe X**	I support policies that allow for sensitive infill density and create more family housing. I would support neighbourhood specific targets and strategies to achieve this. For these strategies to be effective they must be created in collaboration with neighbourhoods and other stakeholders

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). 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**	I am fully supportive of using the city's new power to zone for rental housing. I support using this new authority to upzone land in suitable locations to create new affordable rental housing. I support exploring other upzoning in collaboration with neighbourhoods and relevant stakeholders. My support of exploring upzoning hinges on the ability to capture the speculative value that is created through upzoning to

		mandate affordability within new projects.
		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 ____**	I support strong inclusionary housing policies that mandate every new development to include affordable housing. If a project is already creating low-end market housing secured with a housing agreement, I would support it being exempt from the policy.
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 X No___ Maybe___**	I supported the relaxation of parking requirements through the updating of the "schedule C" parking requirements. This change came out of the recommendations of the Affordable Housing Task Force of which I was a member. I am open to looking at relaxing parking requirements on a case by case basis with more favour given to projects depending on how affordable the development will be.
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 ___** **Generally reject ___** **Approve if X**	I will approve based on OCP guidelines, local area plans, and public input. The more a project contributes through affordability, the more likely I will be to approve it.
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.	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 X**	I am generally supportive of the densities outlined in the OCP. I would approve the project if it was well designed, added to affordability, and worked within the applicable local area plan. I support making policy changes to

		allow for more gentle density including townhouses, row houses, house conversions, and allowing garden suites and secondary suites on the same property.

9. What other municipal affordability strategies do you support?

I support a bold housing strategy that utilizes both carrots and sticks to achieve the maximum amount of affordable housing through the development process. This includes expediting permitting processes for affordable rental housing and mandating strong inclusionary zoning policies. I support the City utilizing its Strategic Real Estate function to assemble land, use zoning authority, and partnering to build non-market housing including co-ops. I will push for a timely implementation and expansion of the CRD Housing First program. I will also push for changes to City policies to enshrine the "homes first" principle that housing units should primarily be used as homes. I believe the City also has a role to play in ensuring renters' rights, protecting existing rental stock, and advocating to upper levels of government for policies and funding that will tackle the housing crisis.

10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions?

If re-elected, I will fight to make sure that affordability and tackling the housing crisis is the top priority of Victoria City Council.

http://citiesforeveryone.org/inaffordability/affordability-agenda/