



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.

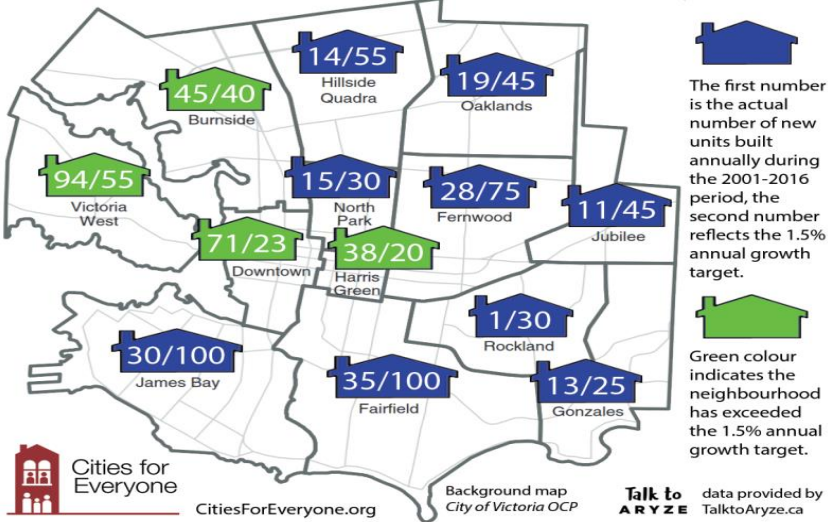
Candidate Name: Laurel Collins, Sharmarke Dubow, Sarah Potts Date: Sept 24, 2018

Email: campaign@togethervictoria.ca Phone: 778-679-6645 Website: www.togethervictoria.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 __	Victoria is facing an affordable housing crisis. This is the number one issue in the campaign and will be a top priority for Together Victoria councillors.
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 __	We need to address all aspects of the housing crisis. It is becoming impossible for most people to rent or buy a home large enough to start a family in Victoria.
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? Yes __ No __ Maybe X __	Together Victoria supports the concept of setting neighbourhood-level infill targets, but we would like to engage with each neighbourhood collaboratively to establish those targets. We are also interested in making gentle density infill housing easier to build - so that the permitting and technical barriers are easier to overcome.

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). Affordable housing requires upzoning.

4. Do you support upzoning:

- Neighbourhood-wide** _____
- For all corner and larger lots** _____
- X Only on a case-by-case basis** _____

We support upzoning for corner and large lots to encourage gentle density. Together is also interested in exploring neighbourhood-wide upzoning (e.g. Vancouver's Making Room plan) subject to extensive community consultation and inclusionary zoning requirements. However, upzoning alone will not be the solution unless all new developments are required to have affordable housing units included. A robust Inclusionary zoning policy is a key part of Together Victoria's Housing Plan.



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

5. Do you support mandates:

- For all new housing** **X** _____
- For higher-priced housing** _____

Together Victoria wants to ensure that at least half of all new housing is affordable and also require a minimum

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reduce the number of new units built.	Only on a case-by-case basis _____ Under no circumstances _____	number of family-oriented housing units in new multi-unit developments
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 <u>X</u> No _____ Maybe _____	Together Victoria supports reducing parking requirements for developments that guarantee affordability and also promote alternative transportation modes such as cycling, car sharing and public transit.
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 _____ <u>X</u>	The key issue for Together with any proposed development is whether it contributes towards affordability or not. If a proposed development targeted at moderate incomes also provides units for families and lower incomes, we would be more likely to approve variances for it.
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.	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 _____ <u>X</u>	While the proposals as described are consistent with the developments we need to address the affordability crisis, we are not able to commit in advance to a specific vote on a particular development. Ultimately, city councillors must listen to residents with an open mind before making their final decisions.
9. What other municipal affordability strategies do you support? Triple the social housing commitment to 6,000 units; promote the city's role as co-developer of affordable housing; greater protection for renters and adoption of a rental zoning policy, and setting amenity contributions at higher rates. We support the Canadian Mortgage and Housing Corporation (CMHC)'s definition of affordability, where housing is considered affordable when a household spends less than 30% of its pre-tax income on appropriate shelter.		
10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions? Together Victoria envisions a city that has safe and secure housing for all, at prices that people can afford. We need to bold actions that close the gap more quickly in the short-term and guarantee affordability in the long-term.		