



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

www.citiesforeveryone.org

Municipal Candidates Affordability Survey

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

Candidate Name Eric Wood Zhelka, running in Oak Bay Date 2018-10-04

Email eric@ericzhelka.ca Phone 250-704-8641 Website www.ericzhelka.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_ X 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	If public land is available, I would insist on non-market housing for it.
Affordable infill (more compact housing types, such as multiplexes, townhouses and low-rise apartment buildings, within existing urban areas) is often opposed by neighborhoods who want to preserve existing conditions.	3. Do you support affordable infill: In all neighborhoods ___ In some neighborhoods X Only on a case-by-case basis ___ In no existing neighborhoods ___	Modest Infill preferred
Most residential neighbourhoods only allow two stories and limited densities, which excludes most <i>missing middle</i> 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 support Heritage Conversions to multi-unit.



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.

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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 <input checked="" type="checkbox"/> For higher-priced housing <input type="checkbox"/> Only on a case-by-case basis <input type="checkbox"/> Under no circumstances <input type="checkbox"/>	I asked for this for the Bowker-Cadboro Bay condos. Mayor/Council did not support.
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 housing, even if some neighbours object? Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe <input checked="" type="checkbox"/>	May be suitable in some areas.
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 <input type="checkbox"/> Generally reject <input type="checkbox"/> Approve if <input type="checkbox"/> Good CA & DCC's	I asked for Bowker-Cadboro Bay condos to be taller with setbacks and better Community Amenities. Mayor/Council did not support.
Oak Bay's <i>Official Community Plan</i> allows up to three stories in <i>urban villages</i> and eight stories in <i>multi-unit residential areas</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 <input type="checkbox"/> Approve it <input type="checkbox"/> Approve if <input type="checkbox"/> Good CA & DCC's	I support & want to assist UVic building good student housing.
9. What other municipal affordability strategies do you support?		
<p>I fully support the BC Province "30 Point Plan for Housing Affordability" – an excellent long-term solution to systemic issues exacerbating housing affordability in BC.</p> <p>Also, over last 4 years, number of STR/AirBnB's have increased exponentially – removing these units from long term rental. Strong regulations/strong enforcement is essential to maintain affordable rental options for long term residents. Research: 2017 - https://photos.app.goo.gl/jpztCn6r8zY3Qps62 2018 - https://photos.app.goo.gl/Y31wdAwxqKko3Ado9</p>		
10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions?		
<p>Oak Bay Council asked for "Local Choice" on use of Vacancy Tax (at UBCM). If we are given that power, I would use it immediately. This "threat of a tax" would make available approx. 1% of all housing units in Oak Bay alone – units that are already zoned and built but sitting vacant.</p> <p>Note, 1% freeing up of housing units applies across the province – which is why, most likely, the Province is working to implement this.</p>		