Cities for Everyone supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

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Municipal Candidates' Affordability Ratings

Affordability is an important issue in the 2018 municipal election. Many voters want guidance to identify candidates who will reflect their values when making decisions that affect affordability.

To help voters evaluate candidates' positions, *Cities for Everyone* surveyed mayoral and city council candidates in Victoria, Saanich and Oak Bay. Of 93 candidates contacted we received 31 completed surveys. We also analyzed candidates' websites and interviews, incumbents' voting records and the quality of their campaign.

This analysis found that candidates tend to fall into four general categories:

1. **Comprehensive affordability**. Supports policies that allow more compact infill in residential neighborhoods to increase low- and moderate-income affordability.

2. **Low-income affordability**. Focuses on subsidizing and mandating below-market housing to increase affordability for people with low incomes and special housing needs.

3. **"Protect neighborhoods."** Opposes neighborhood change and therefore affordable infill.

4. **Unconcerned or unclear**. Provides little information about their position on affordability.

The distinction between *Comprehensive* and *Low-income* affordability is important because there are often trade-offs between these goals. Some policies intended to increase low-income affordability can reduce middle-income affordability, for example, if inclusionary zoning increases moderate-priced housing costs, or housing demolition prohibitions prevent development of larger buildings. Comprehensive affordability advocates support more development of both low- and moderate priced housing in walkable urban neighborhoods.

The table below summarizes the results. It indicates which candidates tend to reflect various affordability priorities. This can help voters choose the candidates who will best represent their priorities.

Affordability = Security, Freedom and Opportunity

Candidates Categorized by Their Affordability Priorities (www.citiesforeveryone.org)

	Comprehensive Affordability	Low-income Affordability	"Protect Neighborhoods"	Unconcerned or Unclear
Victoria				
Mayor	Lisa Helps Michael Geoghegan	Rob Duncan David A. Johnston Bruce McGuigan	Stephen Hammond	Saul Anderson RyMo Alexander Schmid Krysztof Zmuda
Council (eight seats)	Marianne Alto Laurel Collins Sharmarke Dubow Anna King Grace Lore Jeremy Loveday Sarah Potts Andrew Reeve Charlayne Thornton-Joe	Steve Filipovic James Harasymow Ben Isitt Randie Johal Sean Leitenberg Jordan Reichert Ted Smith	Marg Gardiner Pam Madoff Geoff Young	Gary Alberts Stephen Andrew Darlene Archibald Riga Godron Rose Henry Jesse Jimenez Edison Kahakauwila Delmar Martay W. Tate Doug Stewart
Saanich				
Mayor	Fred Haynes Rob Wickson		Richard Atwell	David Shebib
Council (eight seats)	Benjamin Allan Trevor Barry Susan Brice Judy Brownoff Zac de Vries Rebecca Mersereau Shawn Newby Colin Plant Ned Taylor Teale Phelps Bondaroff	Nathalie Chambers Vernon Lord Art Pollard	Kathleen Burton Karen Harper Ian Jessop Cory Montgomery Rishi Sharma	
Oak Bay				
Mayor	Kevin Murdoch		Nils Jensen	
Council (six seats)	Andrew Appleton Anton Brakhage Isabella Lee Tara Ney Andrew Stinson		Cairine Green Hazel Braithwaite Eric Zhelka	Esther Paterson

This table summarizes Cities for Everyone's Candidate Affordability Ratings.

According to *Cities for Everyone* spokesman Todd Litman, "Both citizens and candidates vary in their affordability priorities. Some favor policies targeted at reducing homelessness and increasing housing for the lowest income households; others want to increase affordable housing and transportation options for both low- and middle-income households; and some are more concerned about preserving single-family housing in residential neighborhoods and so oppose policies that allow more affordable infill. Our Candidates' Affordability Rating allows voters to identify the candidates who best reflect their values."

For more information

"Vote for Affordability! Victoria, Saanich and Oak Bay Candidates' Affordability Ratings" (http://citiesforeveryone.org/wp-content/uploads/2018/10/Affordability-Ratings.pdf).

"Victoria Affordability Backgrounder: Using Urban Economics to Understand Housing Unaffordability Problems and Solutions" (http://citiesforeveryone.org/wp-content/uploads/2018/09/vab.pdf).

A 1.5% Neighbourhood Solution to Inaffordability (http://citiesforeveryone.org/wp-content/uploads/2018/07/nas.pdf).