

# AFFORDABLE HOUSING FOR ALL TOGETHER VICTORIA'S HOUSING PLAN

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On the surface, Victoria is doing well - employment is strong, the economy is booming and the sky is filled with cranes. However, the wealth flowing into the city is not benefiting most residents and it is pushing housing prices to new heights. There is no other way to describe it - Victoria is facing an **affordable housing crisis**.



- **Renters**, nearly 60% of Victoria's residents, are being squeezed by higher and higher rents cutting into their ability to save and feel secure in their homes.



- **Seniors**, especially those who live on fixed incomes, are at risk of being made homeless or being forced to leave the city when they lose their current housing (often by renoviction or demoviction).



- **Young families** are being priced out of the market by out-of-town investors and family-oriented housing is in short supply. It's becoming nearly impossible to buy or rent a home large enough to start a family in Victoria.



- **Small businesses**, especially those in the downtown core, are struggling to attract workers because staff can't afford to live here. Some businesses have already reduced their hours or closed their doors for good.

Our goal as a city must be no less than **safe and secure housing for all, at prices that people can afford.**

It will not be easy and it will not happen overnight. If we act now, we can blunt the worst of the current affordable housing crisis and ensure that housing is affordable in our city for decades to come.

This is just a start. We want to hear your ideas about how we can make Victoria a more affordable place to live!

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BUILDING A  
BETTER VICTORIA

TOGETHER

# AFFORDABLE HOUSING FOR ALL TOGETHER VICTORIA'S HOUSING PLAN

First, we want to recognize and build upon the work of the incumbent Council's Housing Strategy

| What is working?   | Where should we go next?   |
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| Increased public funding for social housing by \$90 million to house 2,000 of our region's most vulnerable residents.  | Triple the social housing commitment to 6,000 fully and partially funded units by tapping into new opportunities from provincial and federal investments.  |
| Cutting red tape to make it easier to build rentals, social housing and infill density like garden suites.   | Have the City take on a proactive role as co-developer of affordable housing and review zoning rules to encourage "gentle density".  |
| Initial steps taken to prevent new developments from contributing to homelessness through the Tenant Assistance Policy and to crack down on unsafe rental housing through the Rental Standards of Maintenance Bylaw. | Ensure enforcement of new tenant protections and rental standards, stabilize rents in the city by using the newly granted rental zoning powers from the province and aim to have over 4,000 new rental housing units underway by 2023. |

However, there are some ideas that should be banished from City Hall and replaced with better practices.

| What is not working?   | What is a better practice?   |
|--|--|
| Building primarily high-income housing and hoping that it will eventually become affordable as it ages and deteriorates in quality. The current approach also excludes family-oriented housing from being built (e.g. 2-3 bedroom units).                          | Ensure that at least half of all new housing is affordable and also require a minimum number of family-oriented housing units in new multi-unit developments. We need affordable housing now.  |
| When the city grants a rezoning variance (e.g. from four stories to six stories) it creates significant wealth for developers, while requiring significantly less amenity contributions than comparable B.C. cities such as Langford, Saanich, or North Vancouver. | Set amenity contribution rates at higher levels to support a mixture of affordable housing and community amenities (e.g. parks, art and street improvements). Developers need to make a profit, but not at the expense of paying their fair share. |

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