



Affordable Housing – Table # 2 – four people

Which recommendations does your TABLE like most?

1. Prioritize Choice (1 vote)

3. Prioritize responses to the housing crisis aimed at meeting the needs of the most vulnerable. (1 vote)

4. Define “affordability” holistically to include housing, transportation, and future operating costs, and the benefits of living in a walkable, urban neighborhood with good transit, food security and increased energy efficiency. (2 votes)

5. Make public lands and land trust properties available for social housing. Where appropriate, additional lands should be acquired for social housing, and municipalities should partner with churches and other organizations with land available for social housing development. **(4 votes)**

7. Reform development policies to allow more compact infill. (2 votes)

Comments / Concerns

Re: Recommendation # 3 – We are concerned about the narrow definition / scope of the ‘most vulnerable’; the focus feels too narrow. It tends to leave out those ‘young families’ comprised of a single parent and teenagers. This family configuration needs to be included in the definition of ‘young families’; currently they are not included in the definition of ‘most vulnerable’. On the same note, the “**working poor**” are not named, and need to be a focus.

Re: Recommendation # 4 – Like this proposal, however there are real issues about what “affordable” housing is. It is usually based on what the going average rent is in any given geographic area. For example, an “affordable” one room apartment rents for \$1600. Some apartments that are described as “affordable” would require an income of \$60000.00! We need a different way of determining an “affordable” rent.

Re: Recommendation # 5 – Land Trusts. We encourage GVAT to explore and understand the concept and practice of “Land Trusts” which the Co-op Housing Federation of BC is using - where land is held in perpetuity for affordable housing; and where land is leveraged for financing of new housing.



Re: Recommendation # 7 – OCPs have been reviewed and revised in many municipalities in the CRD. We need a central committee from across the municipalities to review these OCPs, and develop an inventory of lands that can be developed for housing. This research needs to be shared with relevant stakeholders.

Re Recommendation # 7 – Reduced parking minimums. We have concerns regarding this. At Dockside Green that decision was made. Now those who purchased in Dockside Green crowd the neighbourhood streets, looking for parking spaces. The assumption that people would bike / walk / take transit has been proven false. We'd like more caution around this part of the proposal.

This challenge raises other questions: **Transportation.** The City of Victoria and surrounding communities lack a robust transit system. The issues of affordable housing and climate change demand a focus and priority on delivering an attractive, efficient, electric transportation system that will get people out of their cars. **We'd like to see the issue of Transportation raised**, and included in GVAT's actions, with specific suggestions for improvement.

Other general comments:

- Need four bedroom apartments to be built. There aren't enough.
- Change the By-Law restrictions which currently limit the number of unrelated people living / renting a house (eg Saanich.)
- Encourage Housing Co-ops and Public Housing (through financial incentives) to develop co-housing units – for unrelated people.
- Allow and encourage housing co-ops to increase densities on properties they already have. Change needed by-laws. Develop incentives.
- Currently when leases come to an end, Landlords are starting new leases, instead of rolling over the old one. As a result, rents are being raised beyond the normal 4% increase. There needs to be a law to address this.
- There are challenges in funding housing, transportation, etc. It is very difficult to meet these challenges when there are four municipalities involved. We need **Amalgamation** of: City of Victoria, Saanich, Esquimalt and View Royal, to improve planning, and increase the funding base, and share the expenses.
- We believe that **Gordon Head United Church** has property that can be used for housing. Is this still true? It would be an ideal location for a housing development.
- **Accessibility:** encourage all new builds to have the capacity to be made fully accessible in the future (built for future accessibility).

- **Promote / Fund more Co-op Housing projects:** they not only provide affordable housing; they also build community and provide safe places for people to live. It's a proven model that needs to continue to be supported.

Tabel No. 2 – seven people

Which recommendations does your TABLE like most?

4. Define “affordability” holistically to include housing, transportation, and future operating costs, and the benefits of living in a walkable, urban neighborhood with good transit, food security and increased energy efficiency. . (5 votes)

5. Make public lands and land trust properties available for social housing. Where appropriate, additional lands should be acquired for social housing, and municipalities should partner with churches and other organizations with land available for social housing development. (6 votes)

6. Encourage local governments to take advantage of the provincial Rapid Response to Homelessness program, which builds modular housing with integrated support services for people who are currently unhoused or at risk of becoming unhoused. (5 votes)

One thought 1. Prioritize choice, 3. Prioritize responses and 7. Reform development policies go together

Which ones does your organization like least, or even oppose?

1. We believe energy about housing is about public policy – not about the public
9. To MUCH is being added to the Developers responsibility – more about city and municipality responsibility

Where are the gaps in our analyses so far?

1. Provide folks with storage for personal items, showers and laundry facility
2. Consolidate Municipal building departments to develop a regional plan and strategy
3. Support Co-op housing to densify and diversify their housing stock
4. Speed up the development process – we need HOUSING NOW
5. Do not create ‘ghettos’ where there are just one kind of person, integration into community is important.

6. Support developers to build in a timely matter