



For the Committee of the Whole Meeting June 14 2018

Date: Monday June 11 2018

From: Mayor Helps and Councillor Loveday

Subject: Affordable Housing Units Through Community Amenity Contribution Policy

Background

In 2016 Council adopted a Community Amenity Contribution policy. This policy was meant to make it easier and more predictable for the development community and also to ensure that community amenities were provided as new density is added in the city. While the 2016 policy did deliver some benefits to the public, it didn't deliver very much in the way of affordable rental housing, which is the most pressing need in the city at this time.

In 2017, Council directed staff to revise the Community Amenity Contribution policy and work towards an Inclusionary Housing Policy. The aim of these policies is to ensure that as new density is being added through rezonings, there are affordable housing units secured. Staff are currently working to bring a revised policy to Council.

The 2015-2026 Victoria Housing Strategy lays out clearly how many units and of which type are needed in the city that the market must deliver. The Regional Housing Affordability Strategy details very clearly what these units should rent at. By 2026 in the City of Victoria we need at least 800 new units of affordable housing that rent at between \$500 and \$875 per month and at least 450 units of affordable rental housing for families that rent at between \$875 per month and \$1375 per month. The Director of Planning has confirmed that these rents and number of units are still accurate.

Unless we set clear targets as to what the CAC/Inclusionary Housing Policy is meant to achieve, we are at risk of missing the mark again. This is not something that our residents, the business community, or the development community can afford to have happen. Residents are worried about housing security. Businesses can't find workers because of the shortage of affordable housing. And builders are having trouble finding enough tradespeople as they have nowhere to live either.

Recommendation

1. That Council direct staff to ensure that the new CAC/Inclusionary Housing Policy is structured in such a way as to deliver, by 2026, at least 800 units of affordable housing that rent at between \$500 and \$875 per month and at least 450 units of affordable rental housing for families that rent at between \$875 per month and \$1375 per month.

Respectfully Submitted,


Mayor Helps


Councillor Loveday