



Victoria Housing Reserve Fund Program Guidelines:

Consultation Summary with Non Profit Housing Developers in Victoria

Wednesday, October 24, 2018

In September 2018, Council directed staff to consult with non-profit housing developers prior to finalizing the proposed updates to the Victoria Housing Reserve Fund Program Guidelines.

A short online survey was circulated to collect input from local non-profit housing providers and a two-hour meeting with providers was held on Wednesday, October 26, 2018 at Victoria City Hall.

Feedback and recommendations from those who completed the survey, attended the meetings, or provided feedback directly to staff by phone or email are included below:

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| Attended Meeting: |
| <ul style="list-style-type: none">• Capital Region Housing Corporation• Greater Victoria Housing Society• Habitat for Humanity• Pacifica Housing• Victoria Cool Aid Society |
| Completed Survey: |
| <ul style="list-style-type: none">• Capital Region Housing Corporation• Greater Victoria Housing Society• Our Place Society• Pacifica Housing• Threshold Housing Society• Victoria Cool Aid Society |



Proposed Updates To The Victoria Housing Reserve Fund Program Guidelines:

Reduce Maximum Funding Allocation for Moderate Income Rental Units by 50%:

- General support for this proposed change.
- Consider an increase funding allocation for low income rental units.
- This reduction may impact project viability.
- Ensure consistent income targets across City policies and between funding organizations.

Require a Tenant Relocation Plan as part of VHRF Application:

- Clarify that non-profits may provide an alternative TAP if tenants are relocated within portfolio.
- TAP policy requirements are difficult for non-profits to meet.
- TAP policy does not provide enough protection for vulnerable tenants (e.g. 10% Below Market Rent for Right of First Refusal is not enough of a discount).

Two Annual Intake Deadlines:

(2018: December 31st and 2019: March 31 and September 30)

- Define timelines (application, review and approvals).
- 3 intake deadlines is ideal, less than 2 intake deadlines would be problematic and could cause development delays.
- Overall support for projects being evaluated on criteria rather than the current first-come, first served application process.

Publishing of Project Eligibility Information:

- Overall support for this change, with additional suggestions to strengthen privacy considerations.
- Suggest the creation of a checklist to show that project eligibility requirements have been met.
- Review Rezoning and Fund process alignment as each application is assessed using different criteria.
- Financial pro-forma and schedule information should be kept private.
- Applicant information is sensitive and can impact rezoning application, and/or pending contract competitiveness.

Prioritize projects that receive no other supports from Victoria:

- Overall support for this prioritization.
- Multiple funding sources is important.
- Participants agreed that municipalities should not be the main contributors to affordable housing developments.

Questions and Additional Input:

- The Regional Housing Trust Fund now exists and is a source of funding for projects in other municipalities.
- Definition of "No Income" housing should be amended or replaced to better reflect its intent.
- Alleviating homelessness should be added as a key priority area.
- Funding projects in other communities is not a good use of resources.
- Affordable Homeownership Option: parameters on how affordability will be protected over time should be added as a requirement.