

Inclusionary Housing Petition

Require 50% of New Construction to be Affordable to Local Incomes

On May 16, Victoria City Council will consider what amount of new condominium developments will be required to be affordable to local wages. This policy is called inclusionary housing.

We, the undersigned, request that:

1. The City of Victoria stop excluding households that earn less than \$30,000 from the City's housing policies and programs. There should be no high-end, expensive real estate development without visible and meaningful social benefits. Specifically, require 50% of all new residential construction be permanently affordable as follows: 20% to very low income (currently defined as < \$20k), 20% to low income (\$20 - \$34k) and 10% for low to moderate income (\$34 - \$55k).
2. There be no displacement and no net loss of low-cost, rental housing. At minimum, require 1:1 replacement of rental housing at existing rental rates in new developments and offer first right of refusal to displaced tenants. Otherwise, decisions to build condominiums will result in a decrease of affordable rental housing, rather than moving towards solutions.
3. There be transparent reporting on numbers of affordable homes that are being built. According to the Canadian Rental Index there are 6170 households within the City of Victoria who pay more than 50% of their income on rent. Ninety-eight per cent of these households earn, on average, less than \$31,089 and the vast majority (72%) earn less than \$21,848. These households and those experiencing homelessness should be at the centre of City planning with regard to the creation of new housing.

The city recently adopted a new definition of affordable housing, which has tied affordability to 5 different income groups as follows:

- Very low income (currently defined as under \$20,000)
- Low income (\$20 - \$34,000)
- Low to moderate income (\$34 - \$55,000)
- Moderate income (\$55 - \$85,000)
- Above moderate income (currently defined as over \$85,000)

We notice that new construction is largely affordable to households with above moderate income and that housing contributions from new real estate development intend to serve low to moderate income households. We also notice that the households in greatest need are excluded from this policy.

Every rezoning application should specify how many homes are built that are affordable to each of the five income groups, even when the number is zero.

4. You recognize that the inclusionary housing policy will not create the number of affordable homes we need. The city must take a proactive role in buying land and building housing. Expensive real estate development is taking up too much taxpayer time and resources. At least ½ of the City's planning staff should be reprioritized to the mission of building decommodified housing that is clearly needed by the poorer half of our community.

	First Name	Last Name	Postal Code				
1	Miranda	Harvey	Victoria	33	Marie José	Matthews	
2	David	Steele	V8R5G7	34	Brenda	Proctor	V8V1a3
3	alison	acker	V8V 1P7	35	Cheryl	Matli	v8v 4k3
4	Dr. William	Graham	V8X 5A3	36	Judy	Lightwater	v8v 4k3
5	Anke	van Leeuwen	Victoria	37	Scott	Lawrance	Victoria
6	Catharine	Bushe	V0P1Z0	38	Hilary	Knight	V8S 2P5
7	Aileen	Penner	V9a 7h6	39	Mary	Stocks	V8X-1W1
8	LAurie	Yeo	V9a1r9	40	Beverley	Zeiner	T5Y 3B6
9	Margaret	Paul	V8P5B8	41	Lasse	Tammilehto	Victoria
10	Douglas	Laird	Victoria	42	Kate	Lackey	V8T1L2
11	Jenny	Farkas	V8T1M7	43	Mark	Shakespear	V8X4R2
12	Jacquie Lynn	Holland		44	Rosemary	Marsh	Victoria
13	Albert	Kitchen	V9C 0C3	45	Tracie	Park	V9Z 1H6
14	Sherri	Loken	V8V1L1	46	Elena	Andrade	V8V 3R4
15	Nicole	McMorran	V8V3N9	47	Ava	Christl	Victoria
16	Dale	Horricks	V8P 3V3	48	Leslie	Robinson	V8t 4x4
17	John R	Bell	V9A6T5	49	Lynn	Taylor	v8v2s6
18	Darleene	Horricks	V8P 3V3	50	Lauren	Rumiel	V8P1J8
19	Nicole	Moen	V8v 2h5	51	Erin	Dale	V8v2y8
20	Claudia	Kobayashi	V8R 3C9	52	Deborah	Yaffe	V8V 3A3
21	Chrishelle	Berry	V8t4h5	53	Deborah	Diduck	Victoria
22	David	Turner	V8T 3W7.	54	Geneva	Hagen	V8T 4G8
23	Sherri	Hohert	V8Y1X9	55	Susan	Clark	V8Z 7J2
24	Susan	Quipp	Victoria	56	Barbra	Scott	V8V2J7
25	Nicole	Larche	V8t4h5	57	Laura jane	Johnston	V8T1B2
26	Stara	Morning	V8V3Z2	58	Jenny	Kremler	V8T 2K7
27	Patricia	Woodall	Victoria	59	Deirdre	Ryan-Morissette	V8X4B8
28	Chris	Eve	V8R4Z4	60	Alice	Whitehead	V8T 1B2
29	Jeanette	Aubin	V8V 3B5	61	Danielle	Bolton	V8P5J1
30	Denver	Carere	v8s1g3	62	Abbey	Piazza	V8s4w5
31	Larry	Gambone	V9R 4W7	63	David	Wignall	V8T1B2
32	Fiona	Wheeler	V8T3Z3	64	Faith	Kremler	Victoria
				65	Francis	Kremler	V8T 2J2

66	Sol	Kinnis	V8t 1b2	100	Sharon	Mooney	V8R 5L7
67	suzanne	Nievaart	V8V 4M2	101	Barbara	Pedrick	V8V 2j5
68	James	Coccola	Victoria	102	Sandi	Plewes	V9a2w8
69	Janice	Vis-Gitzel	Edmonton	103	Kate	Shelton	V8t 2y9
70	ME	Personally	T5K 1R3	104	Lorraine	Scollan	V8S 3K8
71	Miles	Ransaw	V3J 0A9	105	Jocelyn	Gifford	V8l2p1
72	Paul	Cobb	V8T1A8	106	Johane	Mui	V8x-3c9
73	Rebecca	Chappell		107	Melissa	Erletz	V8T 4E8
74	Heather	Lanigan	Victoria	108	Trevor	Hinton	V8T 1N9
75	Chris	Brugger	V8z3z7	109	David	Coulson	V9L6R2
76	Jennine	Gates	V8P 3T2	110	Colleen	Maguire	V8R1H9
77	Christina	Lafleur	V9A 5A8	111	Johanna	Henderson	V8V3Y2
78	Jared	Amos	Victoria	112	Amy	Nold	Saanichton
79	Gail	Riel	V9A6X9	113	Martin	Gavin	V8V 2P3
80	Gregory	Temorcioglu	Victoria	114	Carmen	Craig	V8V2K4
81	Trista	Boeyenga	V8V2X3	115	Amanda	Paddock	V8V3C5
82	Kyle	Hull	V9a 3b7	116	Erica	Cronin	V8R2K8
83	Gerald	Williams	Sooke	117	William	Young	Victoria
84	Margaret	Lapp	V8V 3A7	118	Ashley	McKay	Victoria
85	David	Guilbault	V8s4w5	119	Adele	Barnes	V8T 2N7
86	Astrid	Starke	V9A0G3	120	Kathy	Whiting	V8V2P3
87	Carmen	Leveille	Victoria	121	Alison	Phosy	Victoria
88	Brian	Roche	Vancouver	122	Betsy	Nuse	V8V 3A6
89	Wendy	Young	V9b 1L2	123	Amanda	Heffelfinger	V8R4G5
90	Alicia	Parker	V8X1E9	124	Victoria	Philibert	V8V 3C2
91	Marion	Smardon	Victoria	125	Colton	Hash	V9A 5X9
92	Jess	Ingram	V8R3Y9	126	shelley	Gaylor	V8T3K5
93	Darren	Murphy	V8t2c9	127	danielle	small	V0R 2W0
94	rachel	montpetit	victoria	128	Tracy	Yerrell	V8Z 3C7,
95	Julie	Samson	Cumberland	129	Sebastian	Lassak	V8V 3H7
96	Carolyn	Orr	Victoria	130	Dawn	Smith	V8X1W1
97	Devon	Grieve	Victoria	131	Fred	Schuurman	N4t oa1
98	Zoe	Friesen	V8r6n3			Consford	
99	Kay	Gallivan	V6R2C7	132	Melissa	Wehrle	V8R1B5

133	Toula	Hatzioanno u	V8V 3T5,
134	Sarah	Murphy	Victoria
135	JOan	Athey	v8v 2e8
136	Mike	Buchanan	v9c3y7
137	PAUL	AUSTIN	v8w 2g4
138	Jocelyn	Samek	Victoria
139	Yvonne	St John	Victoria
140	David	Bagshaw	Victoria
141	Kimberly	Mackenzie	V8T3H3
142	Brian	Smith	Gibsons
143	Jonathan	Ross	V8v2j7
144	Runa J.T.	Fiander	V0R 1K0
145	Elizabeth	Cronin	V8R2K8
146	Marcella	Ross	V8r2A3
147	Sue	Gentry	V8V2C4
148	Donna	Hamilton	V8T1M7
149	Lydia	Smith	V9a1v2
150	Leeanne	Kicks	V8T 4B8
151	Tyler	Witzel	Victoria
152	Riley	Webb	V8R3X6
153	Riley	Webb	V8R35
154	Annalea	Sordi	V8V1T6
155	Troy	Lemberg	V8W 1K8
156	Catherine	May	V8m 1T5,
157	Dustin	McLean	V8T 1M7
158	Dana	Corrigan	V8T 1N9
159	Denise	Barry	V8V 3Z2
160	Julie	Villafana	V8v 4t3
161	jana	morrison	v8v 3p1
162	Justin	Steele	v8z3s4
163	Lauren	Heppell	V8T2E9
164	Phoebe	Ramsay	V8t3H3
165	Sandra	Doherty	Victoria

166	Drew	Whiteside	V8W 0E2
167	Jessica	Knowler	V8t2y6
168	David	Oswald	Victoria
169	Jzero	Schuurman	Victoria
170	Timothy	Dubroy	Victoria
171	Alexandra	Korinowsky	V8W 0E5
172	Renee	Crawford	V8W 0A4
173	Frank	Van Drimmelen	V8S 3R4
174	Jess	Paffard	V8S 1C8
175	Aimee	van Drimmelen	Victoria
176	Dylan	Perkons	Victoria
177	Garrett	McClure	V8V1T6
178	Marion	Pape	V9A 0A9
179	Steve	Lyne	V8T1E7
180	Lorne	Daniel	V8V3B1
181	David	Dekker	Victoria
182	Arlene	Carson	V8V2T4
183	Tiffany	Shelswell	V8X1G3
184	Richard	Budd	V8S 1Y9
185	Samantha	Hart	V9A3X2
186	Dana	Holtby	V8T 4C9
187	Lisa	Crossman	V8T 5G4
188	Pat	Kinrade	v8v1h2
189	Lindsey	Alton	V9A 6C9
190	Natasha	Bray	V8T4E5
191	Paula	Ring	Victoria
192	Treena	Norrish	V8V 2S5
193	Forrest	Boden	Duncan
194	Mark	Grill	Victoria
195	Andrew	Kerr	V8T1K7
196	L	S	V8z3r7
197	Brandi	Heeren	V8S 3S7
198	Janette	Sperber	V9a1t3

199	Sarah	Steinerstauh	V8t3j7
200	Adam	Bailey	V9A 2c3
201	Sarah	Steinerstauh	V8t3j7
202	Tim	Olson	V9A3P5
203	Gudrun	Finnen	V0N 2M2
204	Helen	Durie	V8V 2Z5
205	Alba	Clevenger	T1W 2W2
206	Bre	Sherwood	V9G1X9
207	Michael	Simpson	
208	Tanja	Bolenz	V5V1Y7
209	Courtney	Smith	v8p3j8
210	Dan	Miller	V8V 4S8
211	Beverley	Clifford	V8V 4C4
212	Robert	Anderson	V9A 4A8
213	trevor	mackay	V8R2P7
214	Giselle	Ruemke	VICTORIA
215	Joanne	Winstanley	Victoria
216	Blythe	Bell	V8n6k8
217	Rachel	Anderson	V9A 3G1
218	Mara	Diaz	V8v1p7
219	J'aimeclaire	Boland	V8v2c3
220	Regine	Klein	Victoria
221	Jessica	Lucas	Victoria
222	Brian	Balogh	V9A3y3
223	Kerry	Turner	V8V 5A2
224	Michelle	Jacques	V8T 3M9
225	Mark	Atkins	V8R 2A3
226	Nancy	Issenman	V8R3Y1
227	Nasstasia	Yard	V8R 2M8
228	Tamara	Mortimer	V8S 3J7
229	Katia	Gauvin	V9A 3y3
230	Marv	Gandall	V8W 0C8
231	Nicole	Chaland	V8V 2T6

232	Bernice	Kamano	V8T 5A1
233	Nellie	Lamb	V5T1M5
234	Gail	Star	Victoria
235	Verna	Stone	V8V 3L3
236	Julie	Higginson	V8Z2C8
237	RICHARD	PALMER	V8R 1W8
238	Nancy Lane	Macgregor	V8V4P3
239	Phyllis	Webster	V8V 2Y9
240	Georgina	Hope	V8r 3t3
241	Meaghan	MacDonald	V8T 2B3
242	Tanille	Geib	V8p 1j8
243	Saria	Andrew	Victoria
244	Courtney	Chaney	V8T 3J5
245	Claudia	Schwan	Victoria
246	Hannah	Gelderman	Victoria
247	Tiffany	Hannan	V8R 5A9
248	Jake	Hrubizna	V8V 2T8
249	J Stephen	Lewis	Victoria
250	Melanie	turner	V8v2l6
251	Roberta	Holob	V8V 3G3
252	Patricia	Vardon	V8S 1A1
253	Jared	Melvin	V9B5R3
254	Dan	Tkachuk	V9R 6X8
255	Jared	Middleton	V8V4V6
256	Jane	Galley	V8y1m9
257	Emily	Lavender	V8R 1Y4
258	Walter	Parsons	Victoria
259	G.	K.	V8T 1L8
260	Andrew	LaFrance	V8V2S2
261	Nadja	Fink	V8T1G5
262	Keith	Cherry	V8T 3w6
263	William	Appledorf	V8V 1R8
264	Bobby	Arbess	V8T-1B2
265	Melanie	Lum	V8V4W5

266	Andrea	Walker Collins	V8T 1M6
267	Terence	Nathan	V8V4P9
268	Howard	Breen	Victoria
269	Breanna	Merrigan	Victoria
270	Jessica	Duncan	Victoria
271	Nathan	Grills	V8v3h7
272	Deborah	de Boer	V8S 2A3
273	Michael	Madrone	Victoria
274	Leon	Beauvais	V8V0B2
275	doreen	fehr	v8z 3y8
276	Fernand	Magnin	V8T-1E7
277	Julia	Grav	v9a 7g6
278	Anas	Al Salah	V8Z7G3
279	Ann	Chaland	
280	Joshua	Goldberg	V8Z 2X7
281	William	Arnold	V8R 0A1
282	Beth	Cruise	V9B 3A1
283	Keiro	Blyth	V8R 1B9
284	Camille	O'Sullivan	V8V 2Y9
285	Bruce	Dean	Victoria
286	Therese	Eley	Brentwood Bay
287	Andrea	Kucherauw	V8V 3V9
288	Eren	Holman	V8V3N6
289	Morgan	Cranny	Victoria
290	Regan	Shrumm	V9A 3A6
291	constance	cooke	V8X2A3
292	Kelly	Hobson	V8t4g8
293	Hannah	van Adrichem	v8v 3j7
294	michael	jess	v8p 1t4
295	Alison	McDormand	V8V2X1
296	Robin	Tizya	V8T3S2
297	Ottilie	Short	Victoria

298	Alexis	Hogan	V8T 1C9
299	Lana	Nyuli	V8T 4A8
300	Samantha	Jensson	V8R1L2
301	Susan	Pomeroy	V8V2R2
302	Deanna	Schneider	V8S2N7
303	Karin	Knowlton	V8s3z6
304	Alison	Davies	V9a6t7
305	Renée	Layberry	V8V2W9
306	Andrew	Barrett	V8R 3Y1
307	Emily	Geen	V8R 2L2
308	Lee	Harris	Victoria
309	Lori	Shreenan	V0R2P2
310	Bruce	Elkin	V8V 3W6
311	elaine	lakeman	V8L 5J9
312	Laura	Gildner	V8V 3Y5
313	Lisa	Matthaus	V8T 2Z1
314	Amy	White	V8v2x1
315	Ben	Isitt	V8t3x5
316	judith	bellis	v8r3y3
317	David	Lennam	V8V2T6
318	Emery	Hartley	V9A4W9
319	Kelly	Carson	Victoria
320	Natasha	Lefevre	
321	Chris	Zielonka	V8t 4g3
322	Ben	Baird	Victoria