

# Victoria Housing Strategy

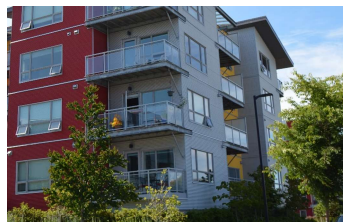
PHASE TWO: 2019-2022



## Victoria Housing Strategy 2016-2025

### PHASE ONE: 2016-2018

- Mayor's Task Force on Housing Affordability
- Focused on region's middle two income quartiles (\$18,147-\$57,772)



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# Victoria Housing Strategy 2016-2025



- Reduce parking requirements/innovations
- Minimum unit sizes
- Garden suites
- Secondary suites
- Zoning updates for new housing forms following local area planning (LAP)
- Housing Reserve Fund update
- Motel conversion policy update as part of LAP
- City property as opportunities for affordable housing
- Prioritize non-market applications
- Expand prioritization to private sector
- Additional delegated authority
- Fiscal strategy: DCCs, fees, tax exemptions
- Secondary suite grants – accessible suites
- Align VHRF contributions to housing targets
- Density Bonus Policy
- Inclusionary Housing and Community Amenity Policy (to replace Density Bonus Policy)
- Set housing targets for negotiations
- Adaptable housing guidelines
- Rental inventory study
- Rental retention study
- Property Maintenance Bylaw
- Legislative authority to improve tenant stability
- Update housing webpage
- Workshops (Affordable Home Ownership, preserving existing rental, faith based housing)
- Development summit to support affordable housing
- Support Regional Housing First Strategy



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## Informing Phase Two (2019-2022)



- Considers and incorporates contextual changes
- Focuses on needs of Victoria Residents
- Builds upon successes of Phase One



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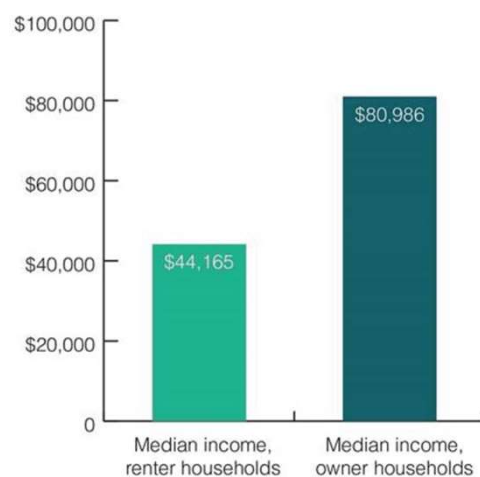
## Informing Phase Two (2019-2022)

- Implementation phase input
- Internal input
- Council direction
- Engagement
  - Victoria Housing Summit
  - Two public open houses
  - Housing surveys
- Academic roundtable
- Renters Advisory Committee



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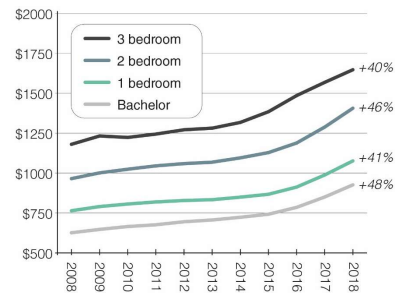
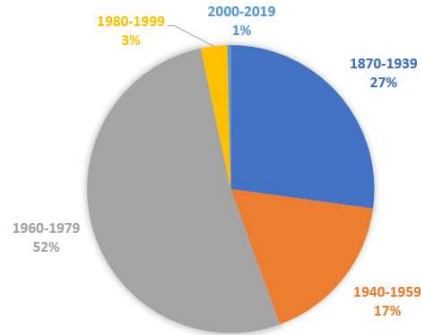
## Focus on Renters



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## Focus on Renters

RENTAL PROPERTIES BY AGE



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## Organization of Phase Two

1. Focus on Renters
2. Increase Supply
3. Increase Choice
4. Track & Improve
5. New Ideas



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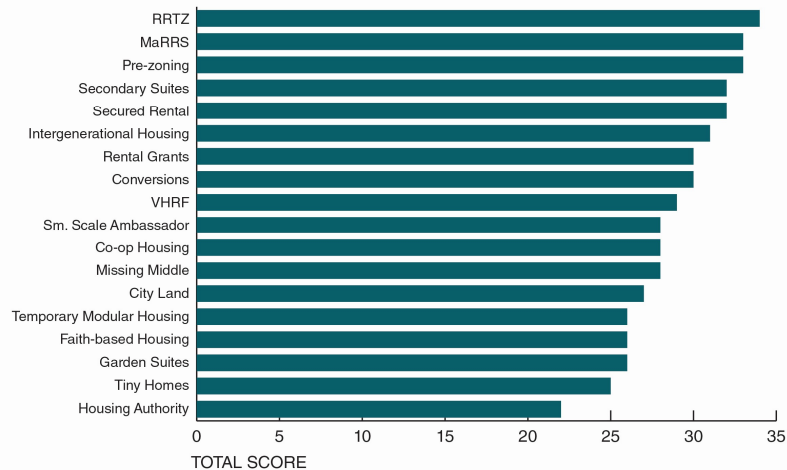
## Prioritization of Housing Actions *New & Preserved Supply*

City land for affordable housing	Expanded house conversion opportunities	Co-ops, co-housing, and community land trusts
Allow tiny homes on wheels	Rental housing grants	Residential Rental Tenure Zoning
Temporary modular housing	Secured market rental policy	Garden Suite program improvements
Missing Middle zoning amendments	Facilitate more legal secondary suites	Intergenerational housing opportunities
Small scale housing ambassador	Pre-zone for bonus density and rental	Faith-based lands for affordable housing
Victoria Housing Reserve Fund improvements	MaRRS/ renoviction bylaw	Municipal Housing Authority



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## Prioritization of Housing Actions *New & Preserved Supply*



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## Prioritization of Housing Actions

### *Other Actions & Renters Advisory Recommendations*

Review and Update the <i>Zoning Regulation Bylaw</i>	Family Housing Policy
Tenant Ambassador	Implement DOME
Tenant Engagement Strategy	Housing Strategy Working Group
Rental Replacement Policy	Inclusive Housing
Housing Agreements	Housing Champions



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## Prioritization of Housing Actions

### *Proposed Prioritization*

Residential Rental Tenure Zoning	Tenant Engagement Strategy
MaRRS	Housing Agreements
Secondary Suite Program	Family Housing Policy
Secured Rental Policy	Implement DOME
Review and Update the <i>Zoning Regulation Bylaw</i> & prezoning	Housing Strategy Working Group, Housing Champions
Tenant Ambassador	Inclusive Housing



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# Housing Targets

## 1. Housing Affordability Targets




## 2. Housing Unit Targets



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### Housing Affordability Targets, City of Victoria 2019-2024

#### Affordable Rents:

	BACHELOR UNITS	\$375 to \$875
	1-BEDROOM UNITS	\$425 to \$1050
	2-BEDROOM UNITS	\$575 to \$1300
	3-BEDROOM UNITS	\$700 to \$1750

#### Affordable Target Rents by Bedroom Size & Income Bracket:

	BACHELOR \$375 to \$875	1-BEDROOM \$425 to \$1050	2-BEDROOM \$575 to \$1300	3-BEDROOM \$700 to \$1750
Very Low Income	\$375	\$425	\$575	\$700
Low Income	\$500	\$650	\$850	\$1000
Median to Moderate Income	\$875	\$1050	\$1300	\$1750

#### Affordable Target Rents by Bedroom Size & Income Bracket:

Household income bracket	Annual Income	Monthly Housing Cost
Moderate Income	\$55,000-\$84,999	Determined by Lender



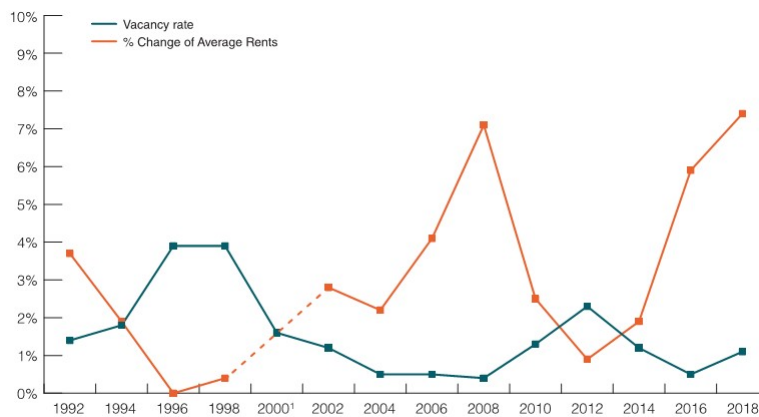
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## Housing Unit Targets, City of Victoria 2019-2024



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## Measurable Outcomes



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## Implementation



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## Recommendation

### That Council

1. Approve the Victoria Housing Strategy Phase Two: 2019-2022
2. Endorse the prioritization approach outlined in this presentation



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