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)
Victoria Housing Strategy 2016-2025

• Reduce parking requirements
• Minimum unit sizes
• Garden suites
• Secondary suites
• Zoning updates for new housing forms (boceling)
• Planning (CAP)
• 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
• Rental inventory
• Additional delegated authority
• Fiscal strategy: DCCs, fees, tax exemptions
• Secondary suite grants – accessible suites
• Align VH RF contributions to housing targets
• Density Bonus Policy
• Inclusionary Housing and Community
  Capacity Policy (to replace Density Bonus Policy)
• Set housing targets for inclusive
  affordable housing guidelines
• 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

Informing Phase Two (2019-2022)

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

Focus on Renters

![Bar chart showing median income for renter and owner households]
Focus on Renters

Organization of Phase Two

1. Focus on Renters
2. Increase Supply
3. Increase Choice
4. Track & Improve
5. New Ideas
### Prioritization of Housing Actions

#### New & Preserved Supply

<table>
<thead>
<tr>
<th>Action</th>
<th>City land for affordable housing</th>
<th>City land for affordable housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allow tiny homes on wheels</td>
<td>City land for affordable housing</td>
<td>City land for affordable housing</td>
</tr>
<tr>
<td>Temporary modular housing</td>
<td>Secured market rental policy</td>
<td>Residential Rental Tenure Zoning</td>
</tr>
<tr>
<td>Missing Middle zoning amendments</td>
<td>Facilitate more legal secondary suites</td>
<td>Intergenerational housing opportunities</td>
</tr>
<tr>
<td>Small scale housing ambassador</td>
<td>Pre-zone for bonus density and rental</td>
<td>Faith-based lands for affordable housing</td>
</tr>
<tr>
<td>Victoria Housing Reserve Fund improvements</td>
<td>MaRRS/ renoviction bylaw</td>
<td>Municipal Housing Authority</td>
</tr>
</tbody>
</table>

#### Bar Chart

The bar chart illustrates the prioritization of various housing actions based on their total score. Each category is represented by a bar, with the length indicating the score. The categories include RRTZ, MaRRS, Pre-zoning, Secondary Suites, Secured Rental, Intergenerational Housing, Rental Grants, Conversions, VHRF, Sm. Scale Ambassador, Co-op Housing, Missing Middle, City Land, Temporary Modular Housing, Faith-based Housing, Garden Suites, Tiny Homes, and Housing Authority.
## Prioritization of Housing Actions

### Other Actions & Renters Advisory Recommendations

<table>
<thead>
<tr>
<th>Action</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review and Update the <em>Zoning Regulation Bylaw</em></td>
<td>Family Housing Policy</td>
</tr>
<tr>
<td>Tenant Ambassador</td>
<td>Implement DOME</td>
</tr>
<tr>
<td>Tenant Engagement Strategy</td>
<td>Housing Strategy Working Group</td>
</tr>
<tr>
<td>Rental Replacement Policy</td>
<td>Inclusive Housing</td>
</tr>
<tr>
<td>Housing Agreements</td>
<td>Housing Champions</td>
</tr>
</tbody>
</table>

## Prioritization of Housing Actions

### Proposed Prioritization

<table>
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<th>Action</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Rental Tenure Zoning</td>
<td>Tenant Engagement Strategy</td>
</tr>
<tr>
<td>MaRRS</td>
<td>Housing Agreements</td>
</tr>
<tr>
<td>Secondary Suite Program</td>
<td>Family Housing Policy</td>
</tr>
<tr>
<td>Secured Rental Policy</td>
<td>Implement DOME</td>
</tr>
<tr>
<td>Review and Update the <em>Zoning Regulation Bylaw &amp; prezoning</em></td>
<td>Housing Strategy Working Group, Housing Champions</td>
</tr>
<tr>
<td>Tenant Ambassador</td>
<td>Inclusive Housing</td>
</tr>
</tbody>
</table>
Housing Targets

1. Housing Affordability Targets

2. Housing Unit Targets

Housing Affordability Targets, City of Victoria 2019-2024

Affordable Rents:

<table>
<thead>
<tr>
<th>Bachelor Units</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$775 to $875</td>
<td>$425 to $650</td>
<td>$575 to $1100</td>
<td>$710 to $1790</td>
</tr>
</tbody>
</table>

Affordable Target Rents by Bedroom Size & Income Bracket:

- **Very Low Income**
  - Bachelor: $375
  - 1 Bedroom: $425
  - 2 Bedroom: $575
  - 3 Bedroom: $710

- **Low Income**
  - Bachelor: $500
  - 1 Bedroom: $650
  - 2 Bedroom: $850
  - 3 Bedroom: $1000

- **Median to Moderate Income**
  - Bachelor: $675
  - 1 Bedroom: $1050
  - 2 Bedroom: $1300
  - 3 Bedroom: $1750

Affordable Target Rents by Bedroom Size & Income Bracket:

- **Household Income Bracket**
  - **Annual Income**
  - **Monthly Housing Cost**
  - **Moderate Income** $65,000-$84,999
  - Determined by Lender
Measurable Outcomes
Implementation

Recommendation

That Council

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