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Victoria Housing Strategy Phase Two: 2019-2022

- Phase Two adopted July 2019
- Five goals, 44 actions
- Includes 25 Strategic Plan actions
- Informed by analysis of housing affordability indicators and core housing needs data
- Commitment to annual monitoring & evaluation

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Housing Continuum



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Key Findings

- Over 200 non-market units were approved by Council in the fall of 2018, and throughout 2019
- 519 new homes issued building permits, with a mix of tenure, forms and price points
- 70 new homes suitable for families (2 and 3 bedrooms) in apartment buildings approved
- 35 building permits issued for "missing middle" housing forms
- Average rents have increased, and vacancy rates have decreased for primary rental market
- Average housing sale prices have decreased



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Key Achievements

- Rental Property Standards of Maintenance Bylaw
- Tenant Engagement Toolkit
- Expanded House Conversion regulations
- Communication improvements & web content
- Tenant Assistance Planner position
- Policy and program refinements and updates
- Inclusionary Housing Partnership Roster
- Rental housing workshop series
- Continued city contributions to affordable housing (*VHRF grants, expedited approvals, land leases*)



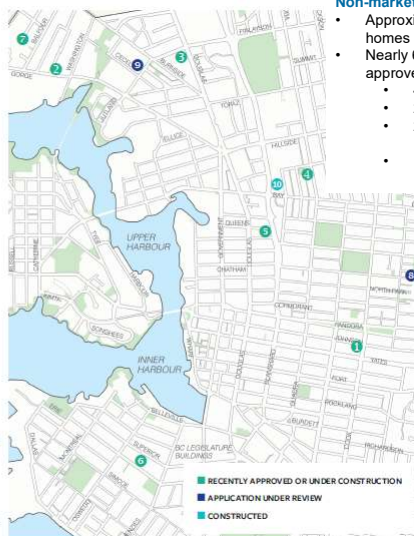
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Non-Market Housing Snapshot

Nov. 2018 to Nov. 2020

1	~130 UNITS	1025 Johnson Pacifica Housing Advisory Association Affordable for seniors and families
2	~72 UNITS	CEDAR GROVE 210 Gorge Road East Victoria Cool Aid Society Affordable and below market
3	~154 UNITS	CROSSTOWN 3020 Douglas Victoria Cool Aid Housing Society Affordable and below market units, for families, seniors and singles
4	~75 UNITS	FOREST HEIGHTS 2588 Quadra Street Greater Victoria Housing Society Affordable
5	~28 UNITS	736 Princess John Howard Society Affordable to very low income households, with supports
6	~106 UNITS	MICHIGAN SQUARE 330-336 Michigan Capital Region Housing Corporation Affordable and for families
7	~58 UNITS	11 Crown Place Gorge View Society Affordable for seniors and families
8	~154 UNITS	CALEDONIA 1211 Gladstone Capital Region Housing Corporation Affordable, below market, and for families
9	~88 UNITS	3130 Jutland Road & 496-498 Cecelia Road Pacifica Housing Advisory Association
10	~21 UNITS	EVERGREEN TERRACE 2501 Blanshard Aboriginal Coalition to End Homelessness Modular supportive housing for indigenous women



Non-market Snapshot Summary:

- Approximately 900 new non-market homes proposed or approved
- Nearly 600 total new homes approved:
 - 450 net new homes
 - 210 for very low incomes
 - 250 for very low to median incomes
 - 130 for moderate incomes

**totals rounded to nearest 10*



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Challenges and Solutions

Responding to COVID-19

- Creative, new approaches for public consultation in place
- Actions reprioritized June 2020 to focus on housing security:
 1. Support the rapid supply of affordable and supportive housing
 2. Rental Property Standards of Maintenance Bylaw
 3. Rental Business Licensing Bylaw to prevent renovations
 4. Explore a non-profit administered rent bank on a pilot basis

Capacity Limitations and New Positions

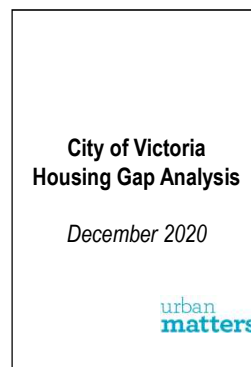
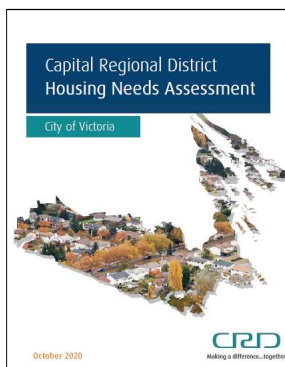
- Increased operational tasks and housing staff vacancies
- New Tenant Assistance Planner position approved
- Recruitment underway



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Adapting to New Information



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Affirms Housing Strategy Direction

Goal 1: Focus on Renters

- Urgent need for new affordable rental housing, action and coordination across sector
- At-risk groups including single-income households; lone parent families; seniors, racialized groups

Goal 2: Housing Supply

- More housing needed across the continuum
- Mix of rental and ownership supply

Goal 3: Housing choice

- More options for families
- Diverse "missing middle" housing forms



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Updated Housing Targets



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Tracking Housing Targets

Goal	6 Year Targets	Progress
Focus on Renters	50% of new homes for renters, earning moderate incomes & below	On Track 41% new homes are rental, more anticipated
	1,450 new affordable homes by 2025	On Track ~ 900 non-market homes approved or proposed, more anticipated
Increase Supply	~ 560 / year	On Track 519 net new homes issued permits
More Choice	~ 80 homes suitable for families (2 and 3 bedroom) / year	On Track 70 family sized apartments approved; 35 missing middle homes issued permits
	~ 85 Ground-Oriented homes / year	Exceeding 113 permits for ground-oriented homes, including 35 for Missing Middle forms



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Housing Work Plan 2021

Focus on work in progress, including COVID-19 response actions and commence or resume priority work:

1. Rental Business Licensing Bylaw
2. Rent Bank Pilot Program
3. Missing Middle Housing
4. Village and Corridor planning
5. Secured Rental Housing
6. Family Housing Policy
7. Secondary Suites program
8. Market Rental Energy and Seismic Upgrade Incentive Program (MaRRS)
9. OCP amendments as part of adaptive management framework
10. Zoning Regulation Bylaw update to simplify and expedite affordable non-market housing



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Recommendation

That Council direct staff to:

1. Receive the Victoria Housing Strategy Annual Review 2019 for information.
2. Amend page 48 of the Strategy with updates to the Housing Unit Targets based on new population projections, a Housing Needs Assessment and a Housing Gap Analysis.
3. Approve the 2021 prioritization of Housing Strategy Actions.

