



VICTORIA HOUSING STRATEGY PHASE TWO: 2019-2022

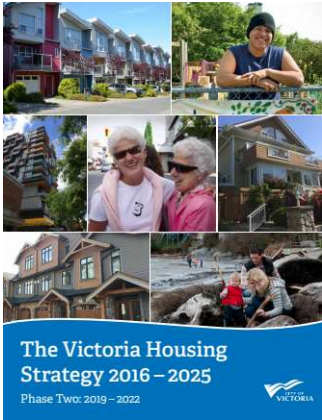
Annual Review 2020



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Victoria Housing Strategy Phase Two: 2019-2022

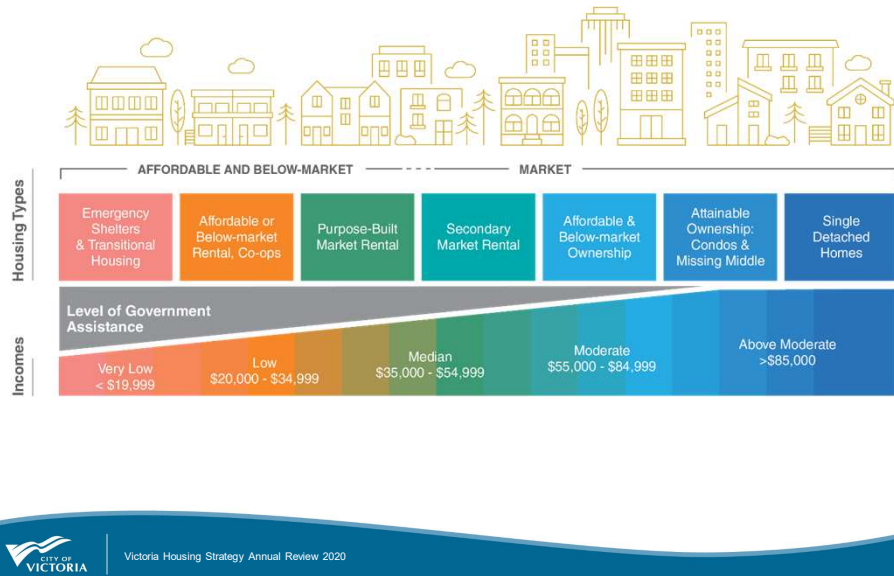
- Phase Two adopted July 2019
- Five goals, 45 actions
- Includes 15 Strategic Plan actions
- Informed by analysis of housing affordability indicators and core housing needs data
- Commitment to annual monitoring & evaluation



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Housing Continuum



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Key Findings 2020

- Building permits for 614 net new homes were issued in Victoria
 - Of those, 327 were for purpose-built rental units.
- 300 non-market rental homes were approved by Council in 2020. Of those:
 - 130 units are affordable to households earning very low incomes
 - 50 units are affordable for low incomes
 - 60 units are affordable for median income earners and
 - 60 units are at below-market rental rates.



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Key Findings 2020

- Council approved ~100 homes that are suitable for families (2 and 3+ bedrooms) in multi-unit apartments
- 70 'missing middle' homes were issued building permits
- Average private market rents have increased by 3.1%
- Private market rental vacancy rates increased from 1% in 2019 to 2.3% as of October 2020
- Average sale price of all housing types increased in 2020.
 - Single-family dwellings increased by 12.4%
 - condominiums increased by 2.2%
 - townhouses increased by 8.3%



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Key Achievements

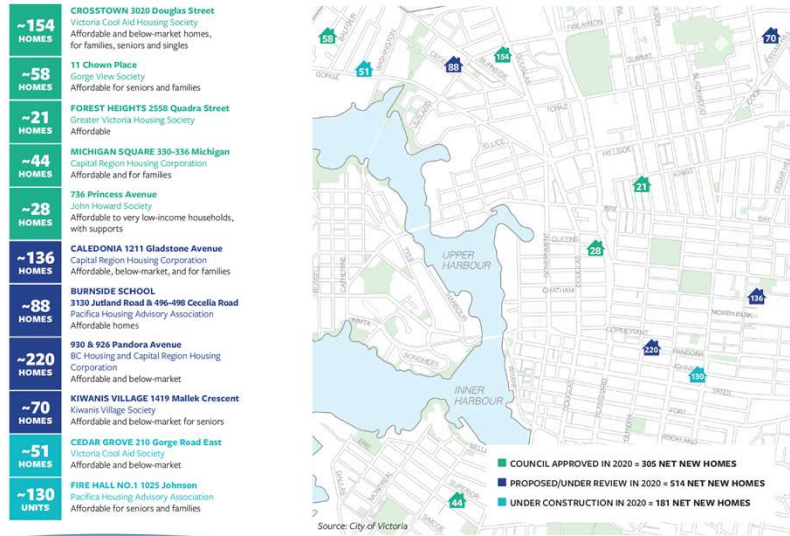
- Rental Property Standards of Maintenance Bylaw
- Expanded House Conversion regulations
- Continued city contributions to affordable housing (*VHRF grants, expedited approvals, land leases*)
- Partnership with the Greater Victoria Rent Bank
- Publication of the *Housing Needs Assessment, Victoria's Housing Future* report, and new *Housing Targets 2019-2025*
- Continued supports for tenants through implementation of *Tenant Assistance Policy*
- Continued provision of units and through implementation of *Inclusionary Housing and Community Amenity Policy*



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Non-market Housing in 2020



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Challenges and Solutions

Responding to COVID-19

- Creative, new approaches for public consultation are now in place, including virtual open houses, carefully planned in-person events, and an online engagement platform
- Actions reprioritized June 2020 to focus on housing security continue to be prioritized:
 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

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Tracking Housing Targets

Goal	6 Year Targets	Progress in 2020
Focus on Renters	1,900 new Market Rental Homes by 2025, ~300 per year	EXCEEDING: 416 Building Permits Issued 
	2,100 new Affordable Non-Market Homes by 2025, ~350 per year	ON TRACK: Over 300 net new affordable non-market homes were approved by Council. There are over 500 more homes proposed and under review, and 200 units under construction. 
Increase Supply	6,000 total new homes, ~1,000 per year	FALLING BEHIND: 614 net Building Permits Issued 
	1,000 total new condominium strata homes, ~150 per year	EXCEEDING: 203 Building Permits Issued. 
More Housing Choice	1,600 new homes for families, ~250 per year	ON TRACK: 217 homes secured through legal agreements during Council approval or issued building permits 
	1,000 Missing Middle Homes (duplexes, triplexes, fourplexes, conversions, and townhomes), ~150 per year	FALLING BEHIND: 70 Building Permits Issued 



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Housing Work Plan 2022

Projects

1. RTA Monitoring
2. Missing Middle Housing
3. Village and Corridor Planning
4. Rental Incentives
5. Family Housing Policy
6. Market Rental Energy and Seismic Upgrades Incentive Program
7. OCP updates
8. Zoning Regulation Bylaw update to expedite non-market housing
9. Renter Engagement and Capacity Building
10. Consider application fee waivers, reductions, and tax exemptions
11. Indigenous Housing Working Group
12. Housing Policy Working Group
13. Housing Policy Equity, Diversity, and Inclusion Review
14. Barrier-free Housing and Universal Design
15. Co-op, Co-housing and Land Trust Support
16. Support to Faith-Based, Charitable and Non-Profit Housing Developers



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Housing Work Plan 2022

Ongoing housing operations

1. Support rapid supply of affordable housing with government and non-profits
2. Tenant Assistance Plans
3. Rent Bank Program
4. Rental Property Standards of Maintenance Bylaw Monitoring
5. Update Inclusionary Housing Policy
6. Victoria Housing Reserve Fund
7. Renters' Advisory Committee
8. Housing Strategy Annual Review 2021
9. Monitor and report approvals of affordable housing developments
10. Support the review of residential development applications
11. Support Strategic Real Estate regarding affordable housing on City-owned sites



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Recommendation

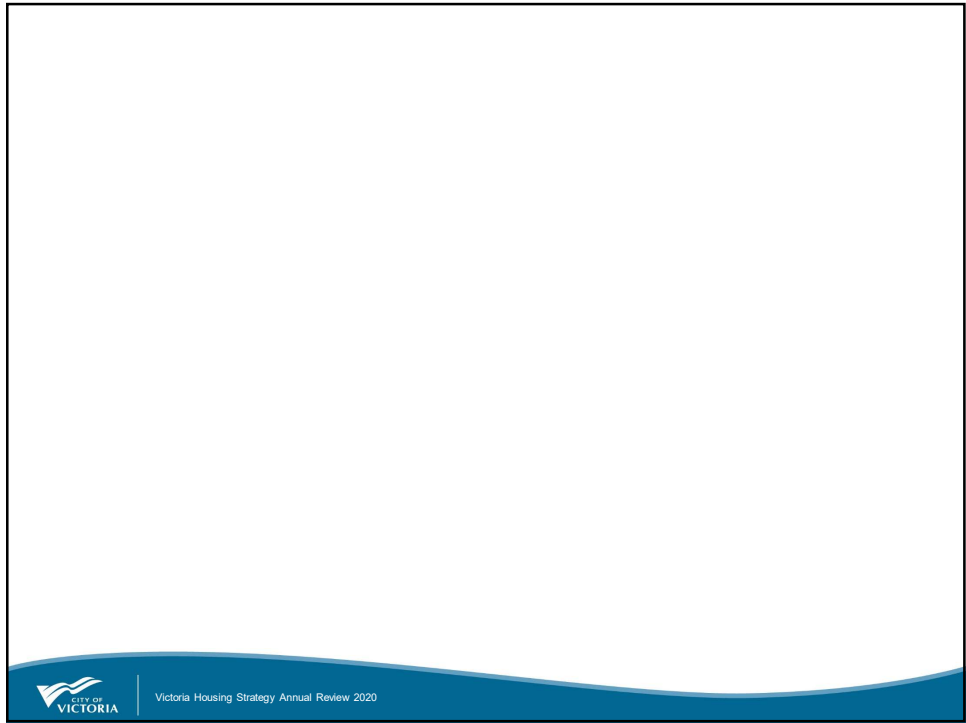
That Council direct staff to:

1. Receive the Victoria Housing Strategy Annual Review 2020 for information.
2. Approve the 2022 Prioritization of Housing Strategy Actions in Attachment B to this report.



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Housing Targets 2019-2025

Housing Type	Income Bracket					Minimum 6-Year Target Totals
	Very Low	Low	Median	Moderate	Above Moderate	
Affordable and Below-Market Rental	700	700	700			2,100
Market Rental				1,900		1,900
Condominium					1,000	1,000
Missing Middle Housing					1,000	1,000
Minimum Total Homes		2,100		1,900	2,000	6,000 (Including 1,600 homes for families)

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