

CITY OF VICTORIA | Sustainable Planning and Community Development

Victoria Housing Strategy Phase Two

Annual Review 2023

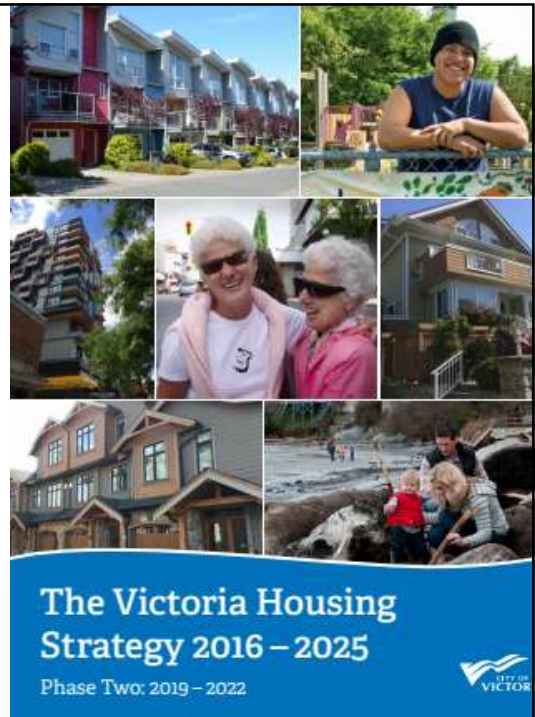


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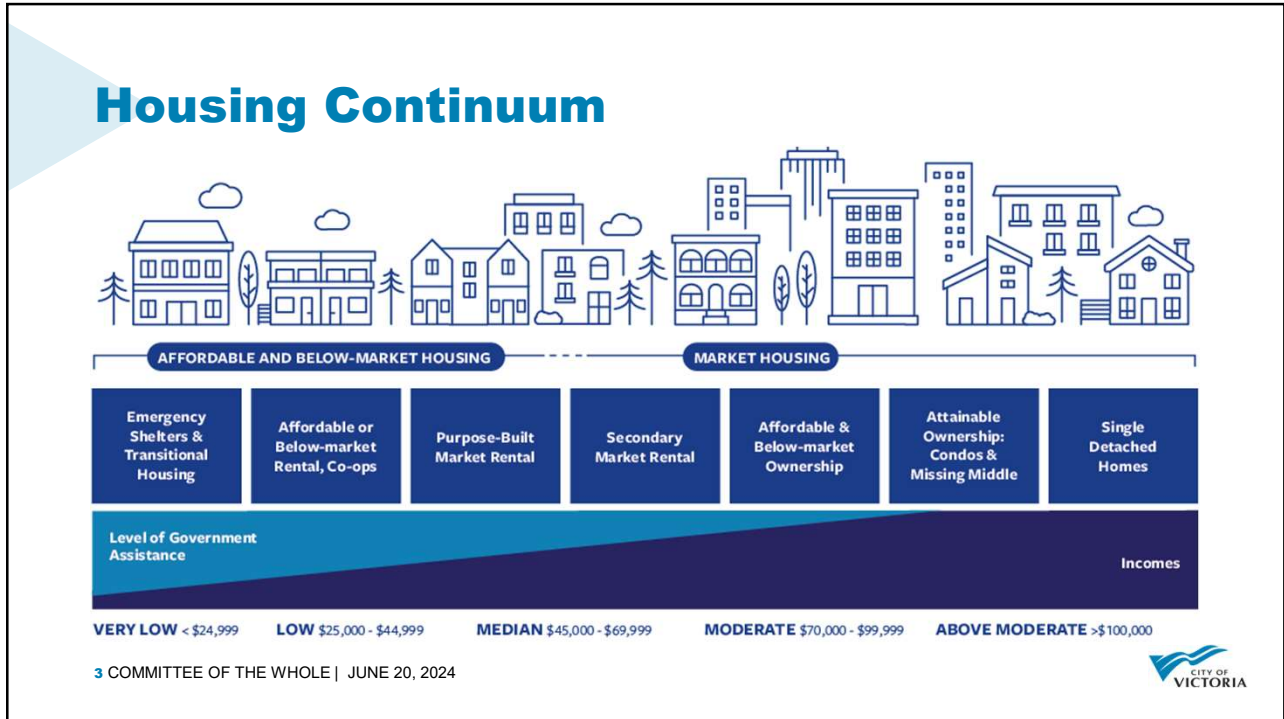
Victoria Housing Strategy Phase Two

- Adopted July 2019
- Informed by engagement and analysis of housing affordability
- Commitment to annual monitoring & evaluation
- Five goals, 49 actions, 13 targets

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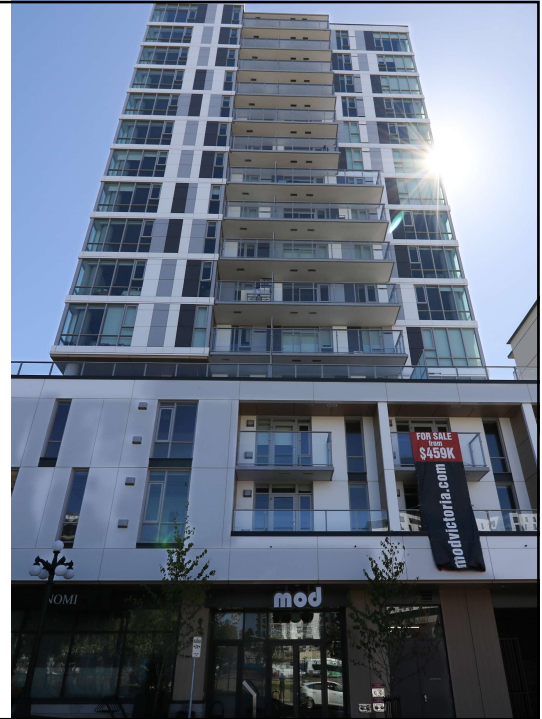


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Key Findings

- Progress
 - Rental supply
 - Record completions
 - Family housing units secured through Housing Agreements
 - Home prices down

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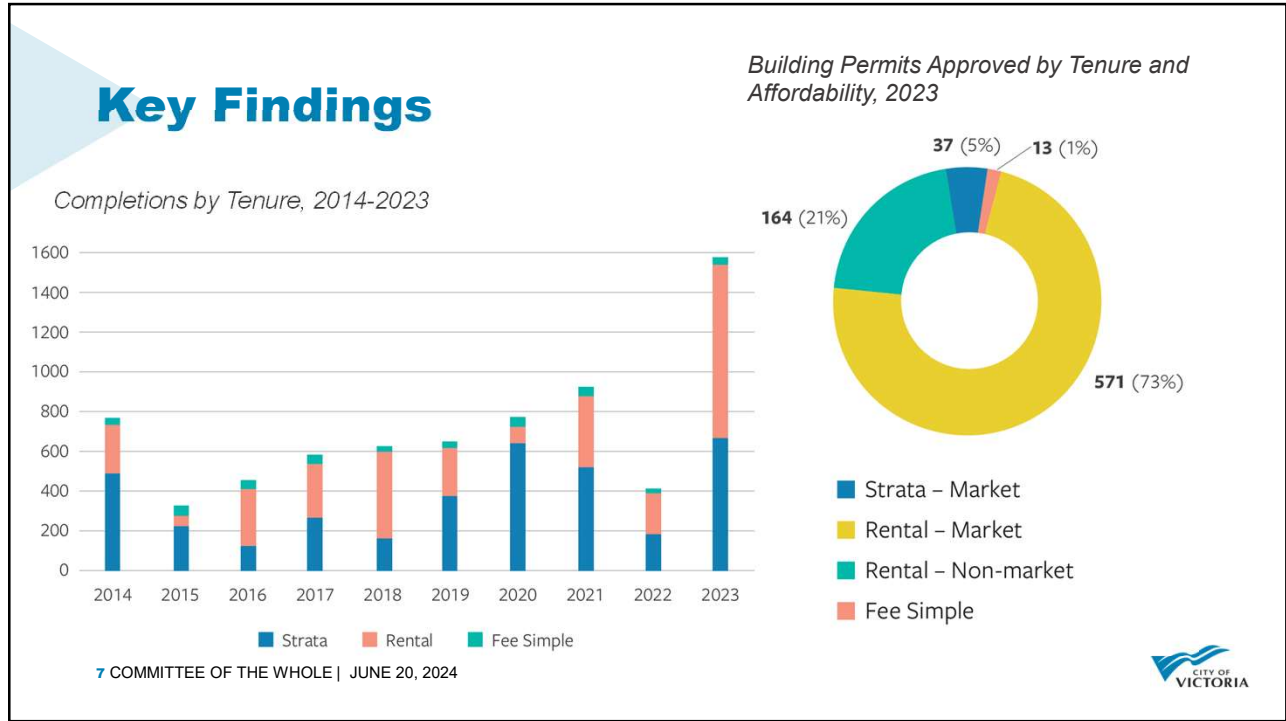
Key Findings

- Challenges
 - Increasing demand
 - Average rents up 6.8%
 - Fewer building permits approved
 - Lack of homes affordable to low and median-income households

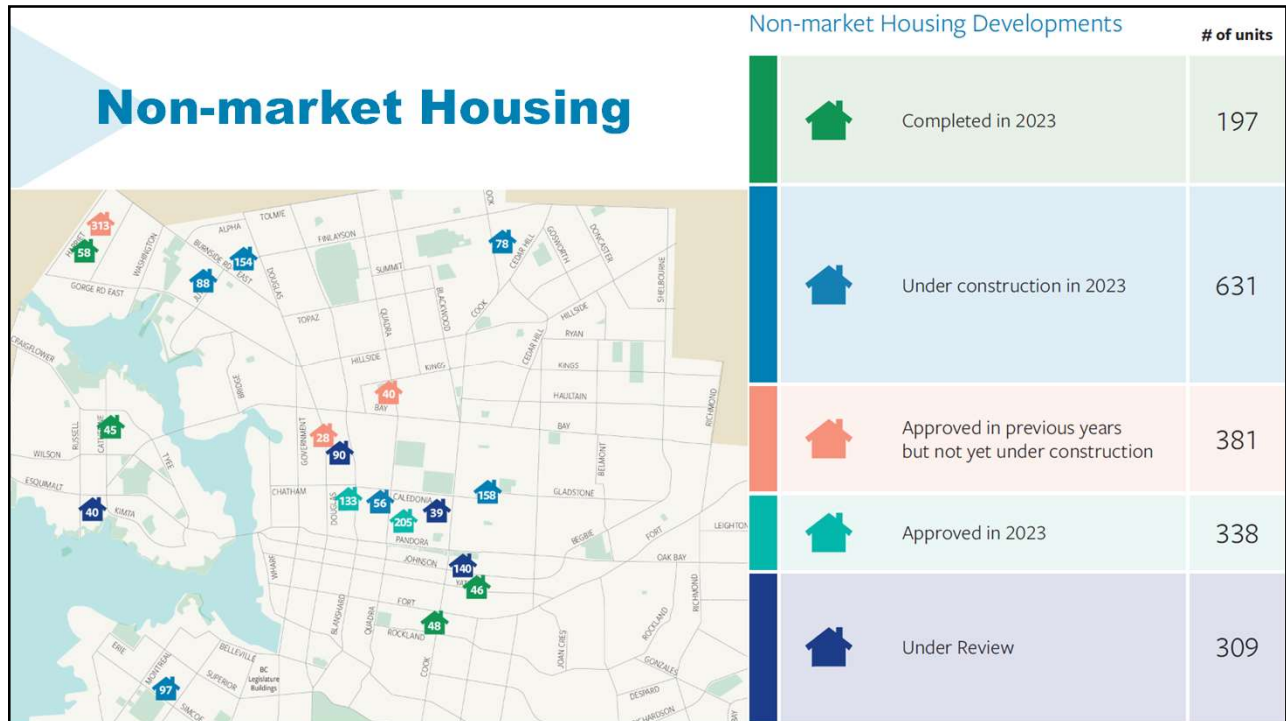
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Homelessness

Need for Housing and Services






87% want permanent housing

The top three obstacles to finding housing:
high rent, low income and lack of available options


The top three needed services include primary care services, food security supports and identification services.

PiT Count

The night of March 7, 2023 at least **1,665 people** were experiencing homelessness in Greater Victoria.

				
242 Unsheltered	282 Emergency Shelters	85 Couch Surfing	410 Public Systems	601 Transitional Housing

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Snapshot of Housing Targets

 GOING WELL 67 per cent or more of target met	 SLOWER THAN WE'D LIKE 50-66 per cent of target met	 FALLING BEHIND less than 50 per cent of target met
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Overview

Goal	6 Year Targets (2020-2025)	Progress in 2023	YoY	Cumulative (2020-23)
Focus on Renters	1,900 new Market Rental homes ~300 per year	EXCEEDING: 573 Building Permits issued	↑	●
	2,100 new Affordable Non-Market homes ~350 per year	SLOWER THAN WE'D LIKE: 338 net new non-market homes approved by Council	↑	●
Increase Supply	6,000 total new homes ~1,000 per year	SLOWER THAN WE'D LIKE: 738 net Building Permits approved	↓	●
	1,000 total new condominium strata homes ~150 per year	TARGET ACHIEVED: 8 Building Permits issued. Between 2020-2023, 1,119 total new condominium strata homes were issued Building Permits.	↓	●
More Housing Choice	1,600 new homes for families, ~250 per year	EXCEEDING: 615 homes with two or more bedrooms secured through legal agreements during Council approval (510 units) or issued building permits (105 units).	↑	●
	1,000 Missing Middle homes ~150 per year	FALLING BEHIND: 122 Building Permits issued	↑	●

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Current and Future Actions

- 10-year OCP update and Zoning Bylaw modernization for more housing capacity
- Near term Housing Strategy actions:
 - Rental Incentives
 - Tenant Capacity Building
 - Family Housing
 - Collaborative Housing
 - Barrier-free and Accessible Housing – *addressed through Provincial Code updates*
 - Bylaw Amendments to Support House Conversions – *to be actioned through zoning bylaw modernization*

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Recommendation

That Council receive the 2023 Victoria Housing Strategy Annual Review for information.

