

GOVERNANCE & PRIORITIES COMMITTEE REPORT
FROM THE SPECIAL MEETINGS ON THE MAYOR'S TASK FORCE ON HOUSING
AFFORDABILITY, HELD OCTOBER 23, AND OCTOBER 26, 2015

For the Council Meeting of October 29, 2015, the Committee recommends the following:

1. That Council direct staff to report back on a fast track process for Private Sector Projects that have a significant affordable housing component for rental buildings of 30 units or more, to house people within the second income quartile of \$18,100 to \$35,600.
2. That Council direct staff to confirm appropriate densities and update the *Zoning Regulation Bylaw* as part of local area planning.
3. That Council direct staff to consider options for motel and hotel property conversions for affordable housing in all parts of the City, respecting all local area planning processes.
4. That Council direct staff to remove the minimum unit size requirement for multi-unit residential zones within the *Zoning Regulation Bylaw* and within the Conversion Guidelines – Transient to Residential Accommodation, to coincide with the Schedule “C” parking regulations update.
5. That Council direct staff to include consideration of requiring self-contained units in the review of the Downtown *Zoning Regulation Bylaw*.
6. That Council direct staff to review Schedule G to determine amendments that would best accommodate additional conversion opportunities consistent with the Official Community Plan.
7. That Council direct staff to update the *Zoning Regulation Bylaw* to facilitate additional housing types following local area planning within each neighbourhood.
8. That Council direct staff to update the *Property Maintenance Bylaw* to improve tenant housing quality.
9. That Council direct staff to undertake related research and organize a workshop to explore findings to investigate opportunities for the City to support the development of affordable ownerships programs.
10. That Council direct staff to organize a workshop for interested faith communities that have land, to understand how to develop affordable rental housing projects.
11. Ensure that the City's Strategic Real Estate Function supports municipal objectives related to affordable housing.
12. That Council direct staff to work with staff in the Strategic Real Estate function (for publically-owned lots) to determine if it can support municipal objectives related to affordable housing.
13. That Council direct staff to review the Victoria Housing Fund Reserve guidelines to encourage further development of family-oriented units.
14. Direct staff to examine per unit amount limits considering project feasibility as well as changes to other fee-related action items.

15. That Council direct staff to evaluate the use of the Housing Reserve Fund in support of affordable housing outside of Victoria and if there are lessons learned, amendments, or additions, needed.
16. That Council direct staff to report back on options to streamline the application process for Garden Suites.
17. That Council direct staff to prepare amendments to the *Zoning Regulation Bylaw* to permit garden suites on properties with secondary suites and amend the garden suite policy as necessary, including consideration of parking regulations, to apply across the City and to undertake public consultation normally undertaken as part of a bylaw change.
18. That Council direct staff, as a part of the Municipal Housing Strategy, to examine ways to increase the number of secondary suites while maintaining livability, safety and affordability.
19. That Council direct staff to examine and report back on options for minimizing and/or pro-rating fees for non-profit and for-profit affordable housing projects, where at least 30 percent of units in the proposed project incorporate affordability mechanisms for the first and second income quartile.
20. Direct staff to report back on the financial implications and advisability of waiving development cost charges (DCC), and suggestions for how the DCC fund could be kept whole, for affordable housing projects where applicants are willing to enter into a housing agreement.
21. Direct staff to report back on the financial implications of providing permissive tax exemptions, on an ongoing basis or for a period of 10 years, to charitable, philanthropic and/or non-profit corporations that develop new affordable housing in the city, where the majority of units house people in the first income quartiles.
22. Refer the idea of contributing land at no cost or at reduced market value for the development of affordable housing projects to the City's Strategic Real Estate Function to consider and report back as part of the triple bottom line approach that that function will employ.
23. That Council refer to the review of the 2016 Municipal Housing Strategy the following motion:

That Council direct staff to report back on the advisability and options for incentive programs to support the conversion of vacant spaces above commercial properties into affordable residential use, including potentially a "Revitalization Tax Exemption", where an area or areas are designated as "economic revitalization zones;" this *Community Charter* provision provides for social revitalization including affordable housing provided by the private sector.
24. That Council direct staff to convene a workshop with partner stakeholders (CRD Housing, BC Housing, CMHC, Co-operative Housing Federation of British Columbia, BC Non-Profit Housing Association, LandLord BC, Urban Development Institute) to examine ways and means of retaining and refurbishing the existing affordable rental housing supply within the City, and report back on possible actions the City can take within municipal jurisdiction to support retention and renewal of this housing supply.