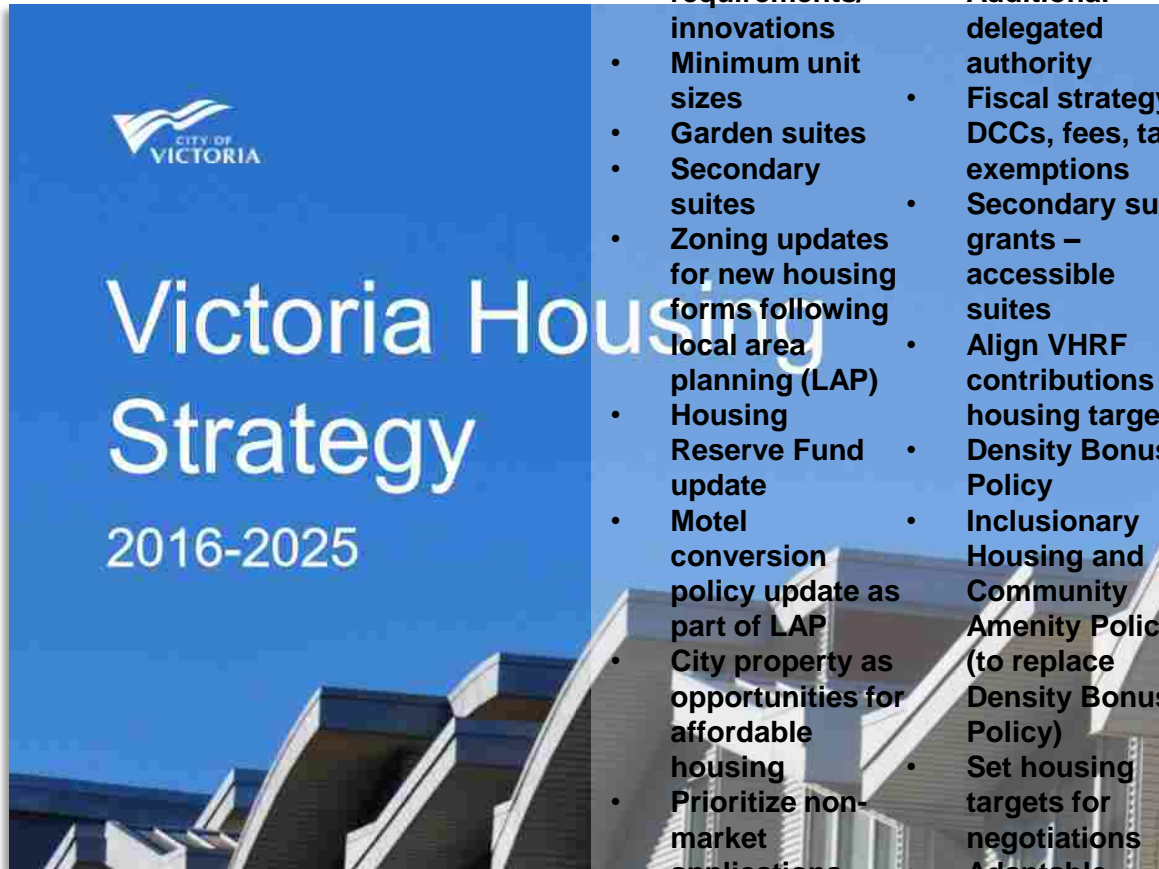


Victoria Housing Strategy

PHASE TWO: 2019-2022

Phase One (2016 to 2019)



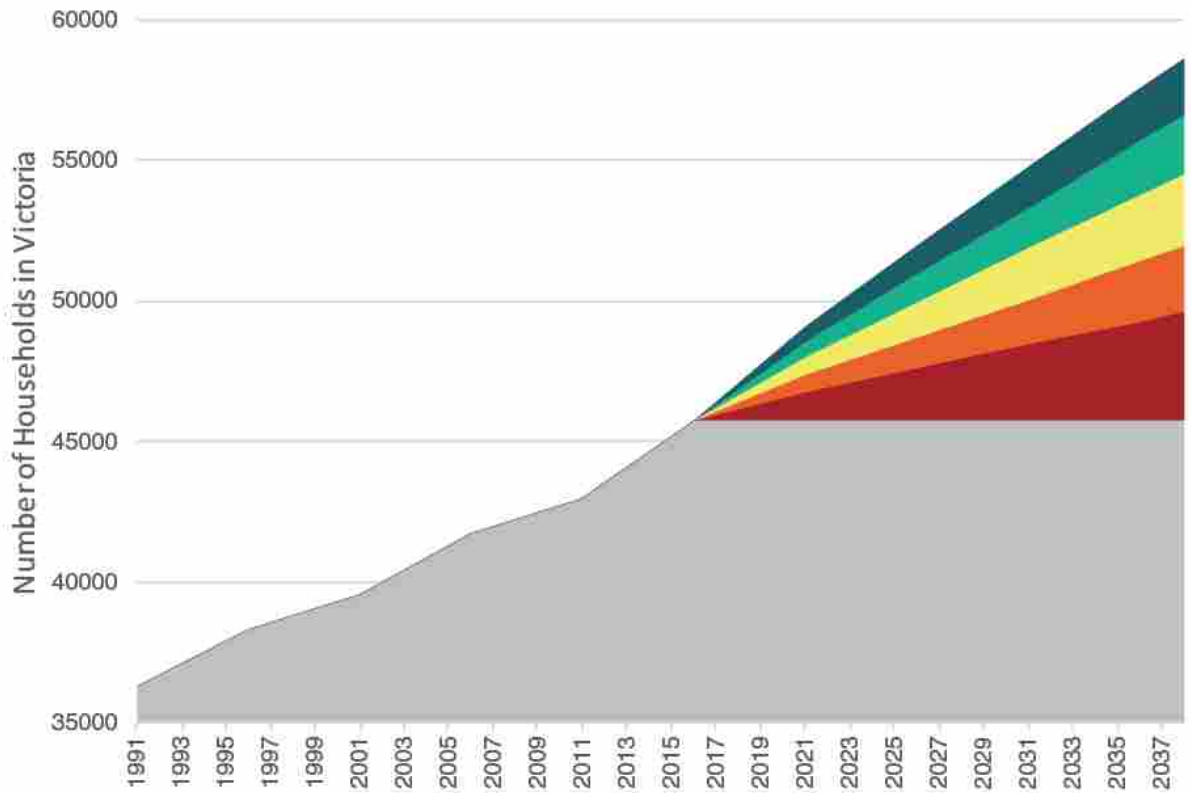
- Reduce parking requirements/ innovations
- Minimum unit sizes
- Garden suites
- Secondary suites
- Zoning updates for new housing forms following local area planning (LAP)
- Housing Reserve Fund update
- Motel conversion policy update as part of LAP
- City property as opportunities for affordable housing
- Prioritize non-market applications
- Expand prioritization to private sector
- Additional delegated authority
- Fiscal strategy: DCCs, fees, tax exemptions
- Secondary suite grants – accessible suites
- Align VHRF contributions to housing targets
- Density Bonus Policy
- Inclusionary Housing and Community Amenity Policy (to replace Density Bonus Policy)
- Set housing targets for negotiations
- Adaptable housing guidelines
- Rental inventory
- 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)

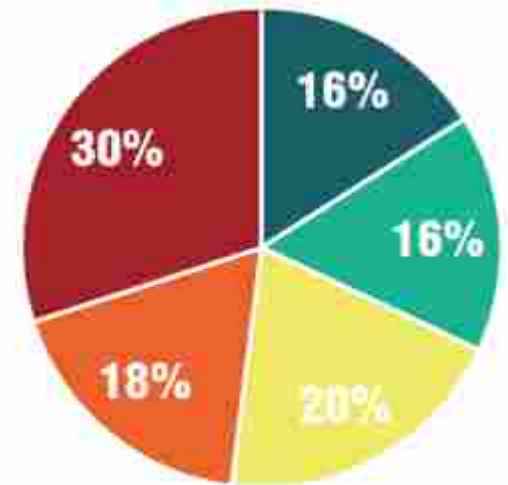


- Considers and incorporates contextual changes
- Focuses on needs of Victoria Residents
- Community and stakeholder input

Housing Demand Estimates, 2016 - 2038



- Very Low (< \$19,999)
- Low (\$20,000 to \$34,999)
- Median (\$35,000 to \$54,999)
- Moderate (\$55,000 to \$84,999)
- Above moderate (\$85,000+)
- Historic growth in households



Non-movers



Where does housing demand come from?



People moving within region

New household formation

From other provinces

From elsewhere in BC

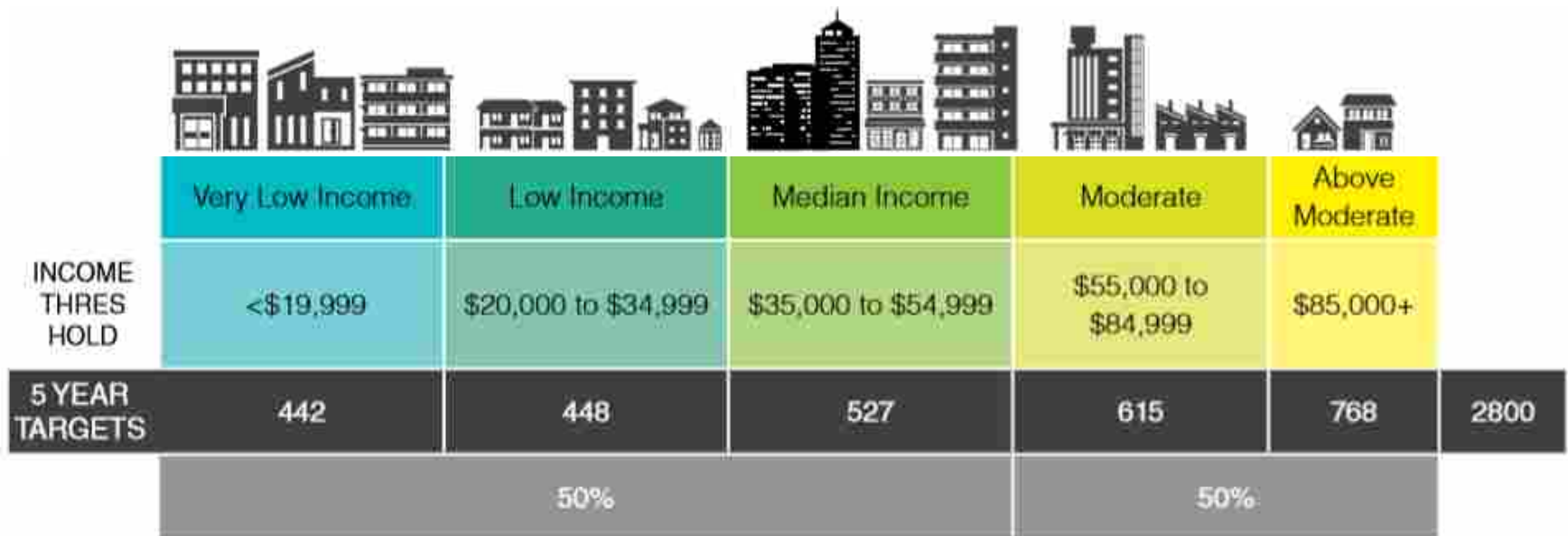
From other countries

People leaving region

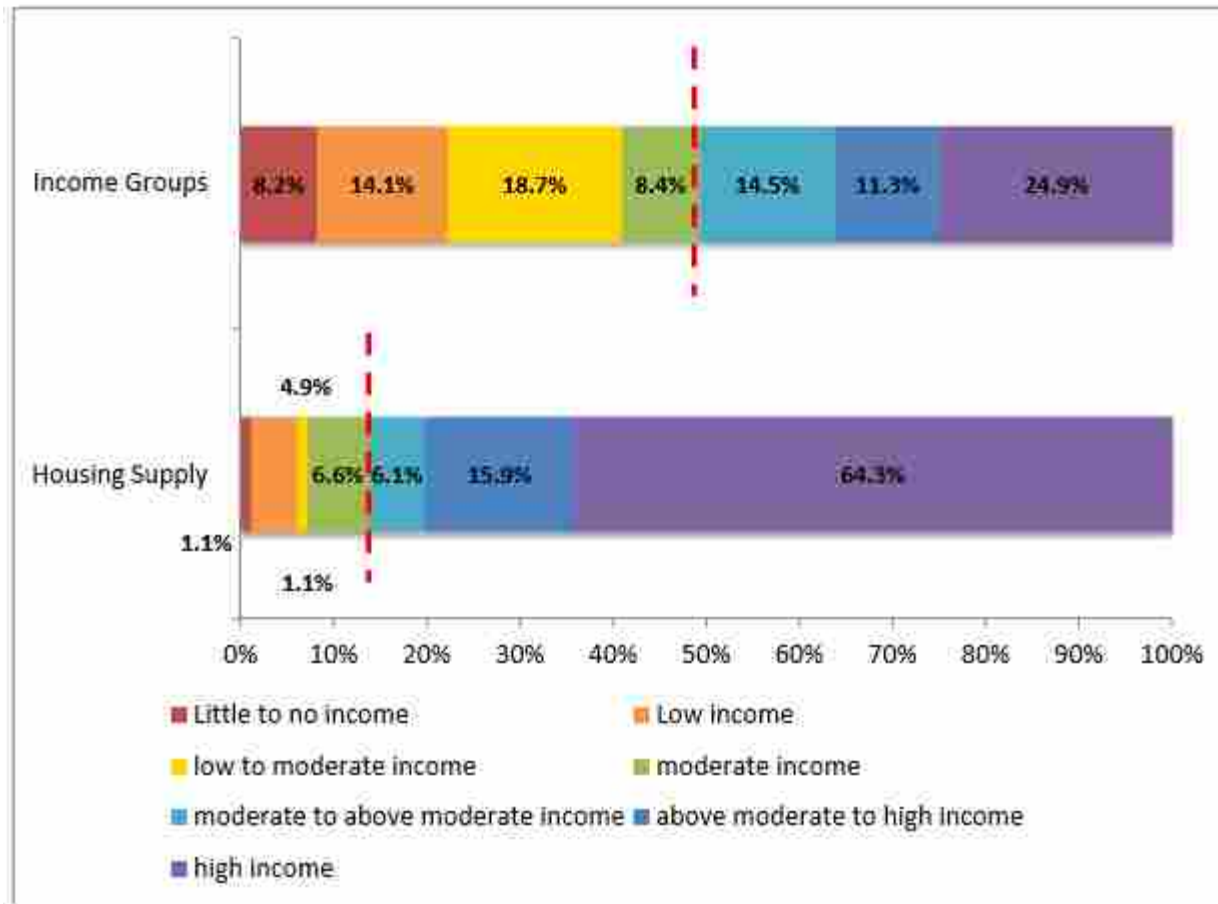
Downsizers

Deaths

Housing Unit Targets, 2019 - 2024



CRD's Gap Analysis, 2012



Sources: 2014 Facility Count (GVCEH), BC Housing (2015), Canada Mortgage and Housing Corporation (2014), and 2011 National Household Survey, Statistics Canada

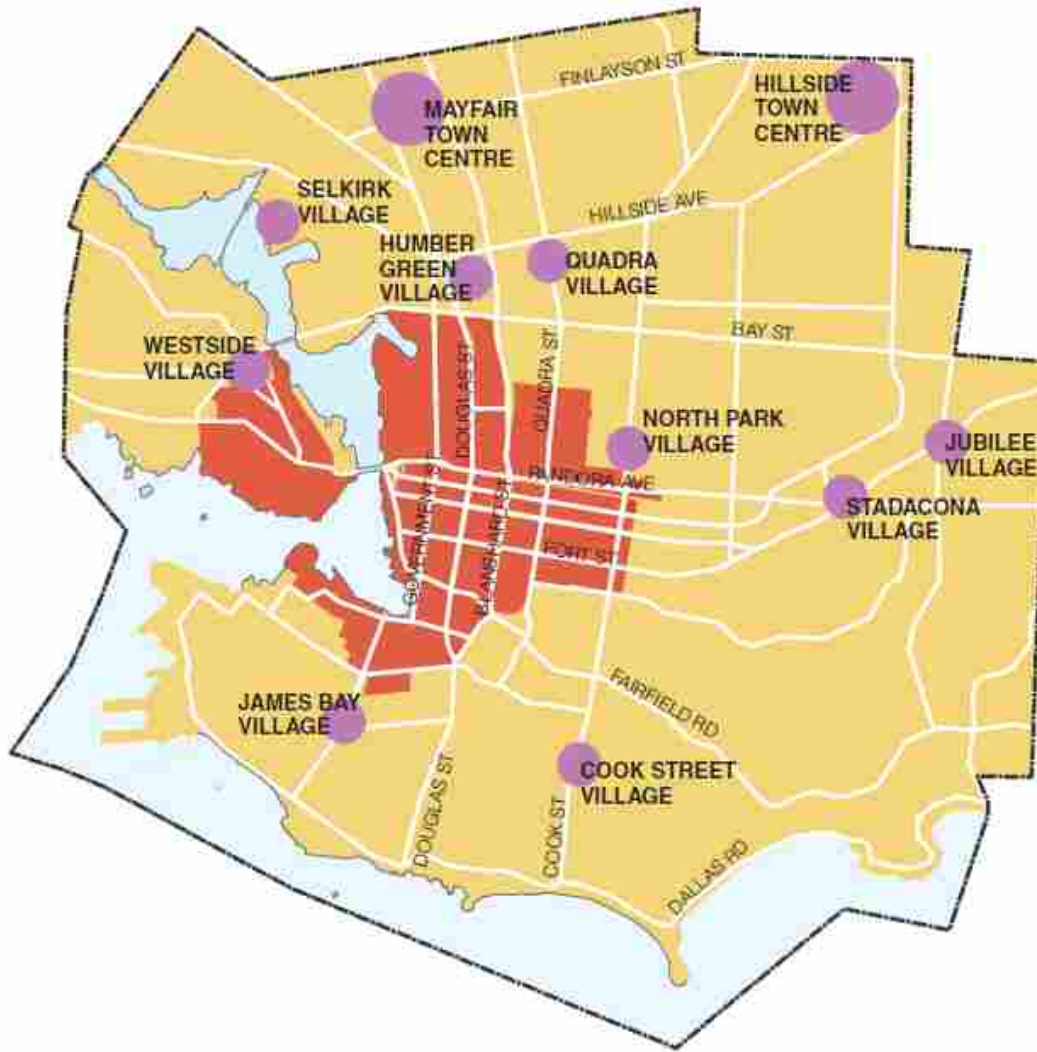
Housing Affordability Targets

Housing where the price does not exceed 30% of the gross annual household income for very-low income to moderate income households.

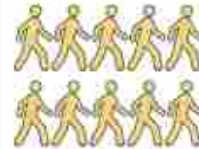
Affordable Maximum Rents by Bedroom Size and Income Bracket:

	BACHELOR \$375 TO \$875	1-BEDROOM \$425 TO \$1050	2-BEDROOM \$575 TO \$1300	3-BEDROOM \$700 TO \$1750
Very Low Income	\$375	\$425	\$575	\$700
Low Income	\$500	\$650	\$850	\$1000
Median Income	\$875	\$1050	\$1300	\$1750

30-Year Growth Management Framework



-  Urban Core
-  Town Centre / Large Urban Village
-  Remainder of City



Urban Core


- > 50% of population growth
- > approximately 10,000 new people by 2041

Town Centres and Large Urban Villages (including areas within close walking distance)

- > 40% of population growth
- > approximately 8,000 new people by 2041

Remainder of City

- > 10% of population growth
- > approximately 2,000 new people by 2041

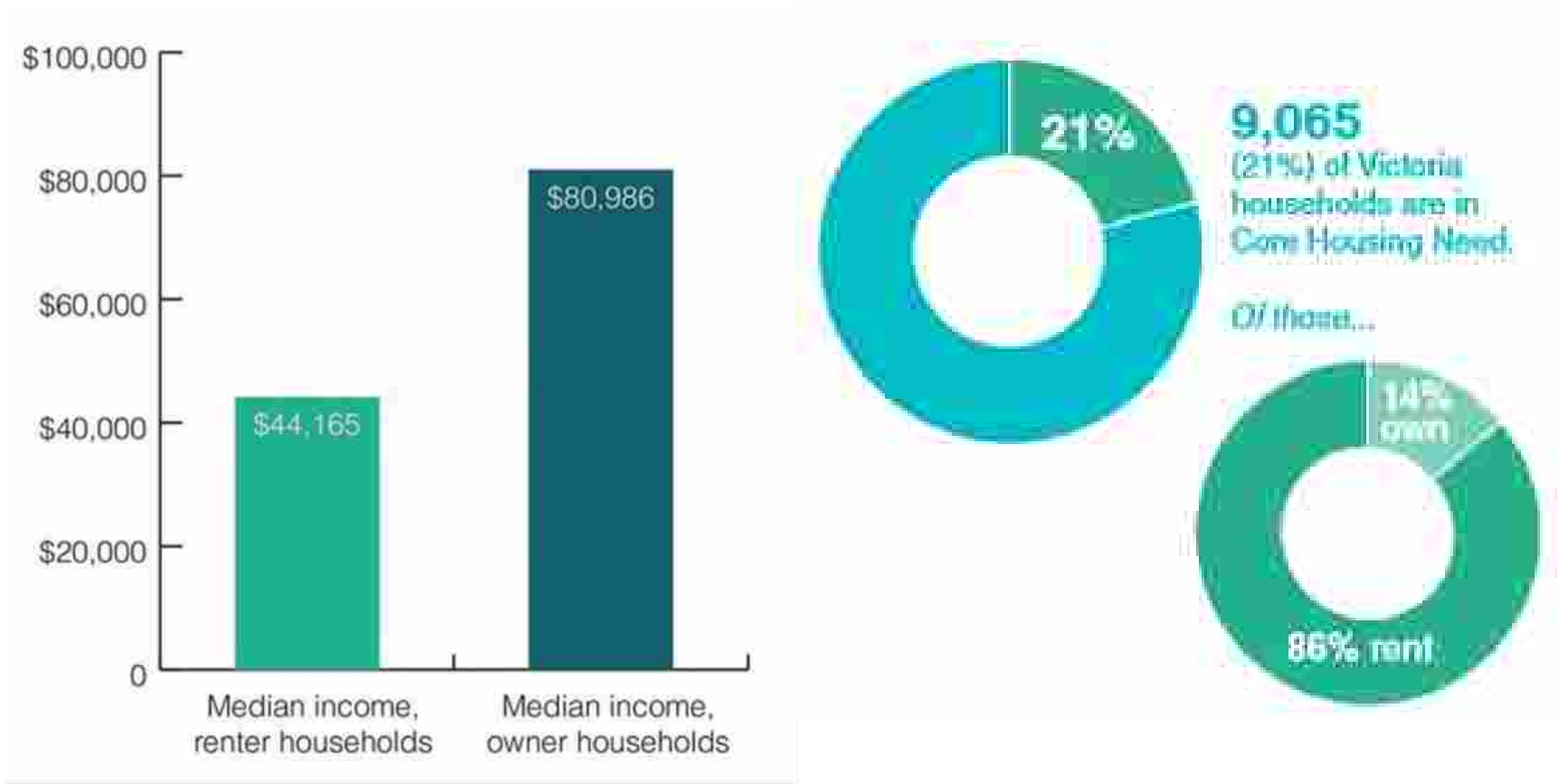
 = 200 People

Organization of Phase Two

1. Focus on Renters
2. Increase Supply
3. Increase Choice
4. Track & Improve
5. New Ideas

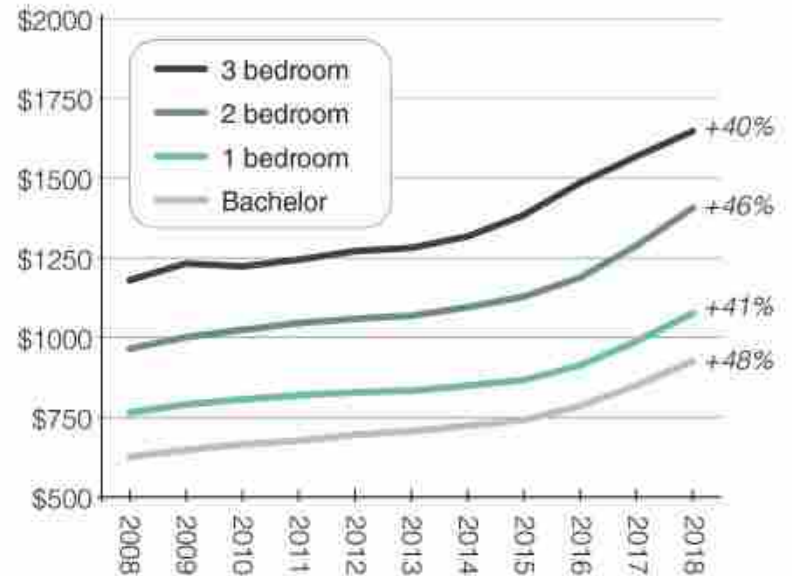
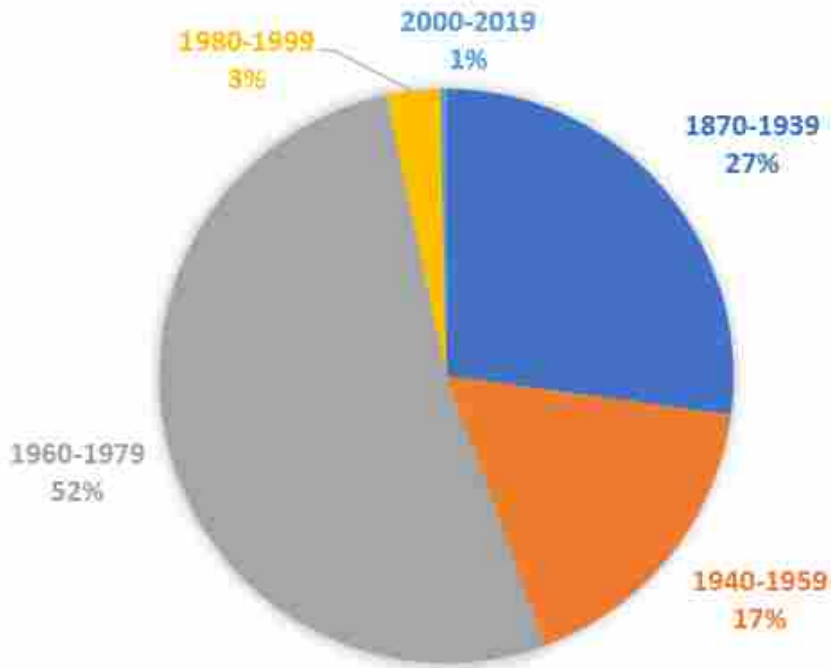


Focus on Renters



Focus on Renters

RENTAL PROPERTIES BY AGE



Priority Actions, 2019-2020

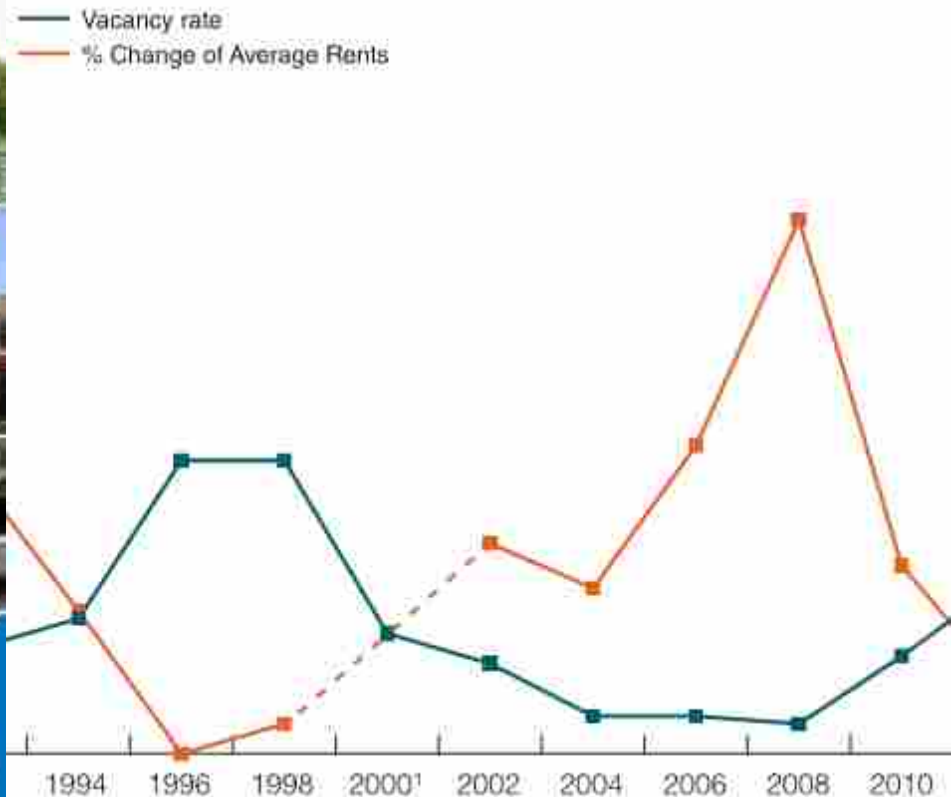
Complete

- Tenant Engagement Strategy
- Tenant Housing Ambassador
- House Conversion Updates

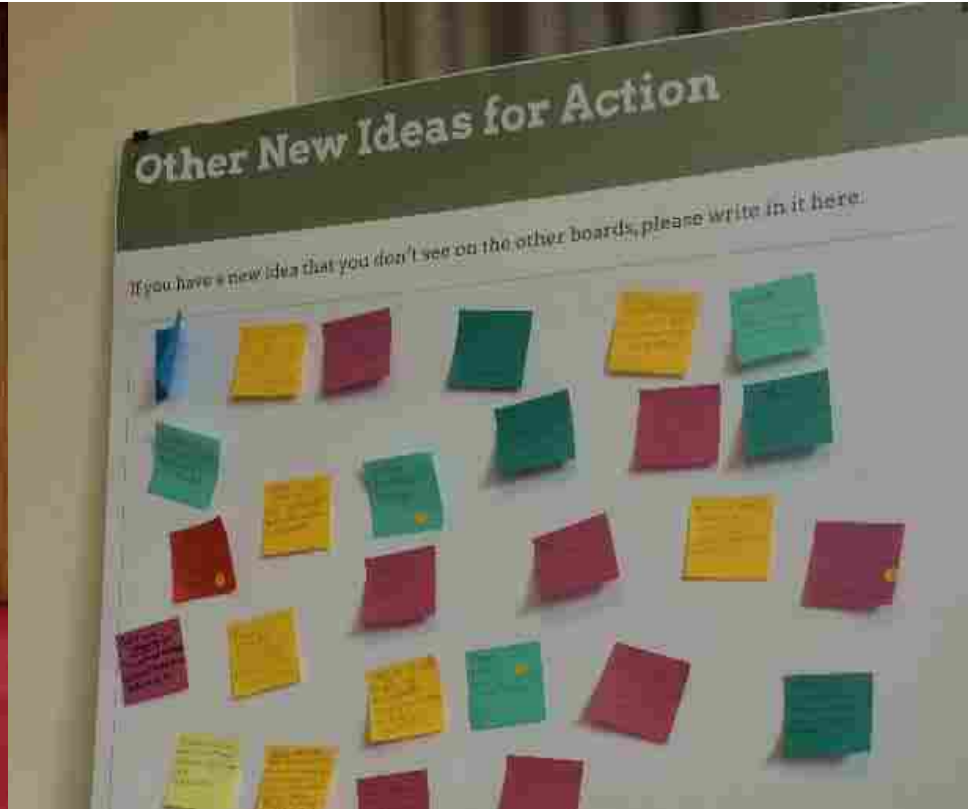
Underway

- | | |
|---|--|
| <ul style="list-style-type: none">• Secured Rental Housing Project:<ul style="list-style-type: none">• Incentives & Protections• Residential Rental Tenure Zoning• Housing Agreements | • Missing Middle Housing |
| | • Family Housing Policy |
| | • Housing Champions Program |
| | • Market Rental Revitalization |
| • Municipal Land Leases | • Inclusive Housing |
| • Implement Development Monitoring and Evaluation Program (DOME) | • Affordable Housing & Pre-zoning as Part of Local Area Planning |

Measurable Outcomes & Monitoring Reports



Implementation



Thank you!

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