

Question 3:

Through the 2019-2024 Community Plan, The Greater Victoria Coalition to End Homelessness made the following recommendations to the Regional Municipal Governments:

1. Engage with community agencies and people with lived experience of homelessness in identifying and developing homelessness, housing, and support services solutions
2. Prioritize the development of housing options for individuals experiencing and at-imminent risk of homelessness
3. Reduce the costs of developing and operating non-profit housing by reducing or eliminating property taxes and municipal fees to keep rental costs more affordable
4. Set a minimum number of affordable units to be included in each new development, or set equivalent funding contributions to a municipal affordable housing fund

Do you support these recommendations? And are you prepared to advocate and support the implementation of these recommendations?

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| CENTRAL SAANICH | Councilor | KING, Zeb | <div>1 & 2. I encourage the GVCEH to connect with an existing Central Saanich organization like the Central Saanich Community Association so that there is a local connection to efforts such as the submission of recommendations to Regional Municipal Governments.</div> <div>3. We have had recent supportive housing and below market housing build in Central Saanich. Both have received various types of local assistance with fees. That said, it is important that people living in these homes don't get shoddy homes. They deserve quality homes just as much as others do and so it is important to maintain standards that often can save money on utilities etc.</div> <div>4. The CS OCP already includes a minimum number, but it is a "suggestion" rather than a requirement. The OCP is currently under review and has not yet been adopted, so there is an opportunity for stronger wording and I'd encourage voices to express whether this is of interest or not.</div> |
| | Councilor | GRAHAM, Christopher | Yes to all |
| ESQUIMALT | Mayor | GRACEY, Sonya | <div>Yes to all.</div> <div>Yes. I am a registered nurse with a history of working in harm reduction, cultural safety and Indigenous specific anti-racism within the community non-for-profit sector and public sectors. I will use my skills, knowledge, courage and humility to ensure these conversations and decisions are prioritized and moved forward in an expedited way.</div> |
| | Councilor | MUNKACSI, Chris | Yes, I support these initiatives |
| LANGFORD | Mayor | GOODMANSON, Scott Peter | Yes to all |
| OAK BAY | Councilor | FARMERE, Raymon | Yes I support these recommendations and I am prepared to further advocate and support the implementation of these recommendations |

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| | Councilor | SMART, Carrie | <p>1. I support community engagement to educate ourselves and improve our policies.</p> <p>2. I agree with providing diverse housing options.</p> <p>3. I am open to the discussion of the implications of reducing property taxes to lower housing costs.</p> <p>4. I am supportive of including a minimum number of units as below market housing or allowing a contribution to an affordable housing fund.</p> |
| | Councilor | PATERSON, Esther | I will consider a regional approach, with funding from Provincial and Federal Governments. |
| | Councilor | GREEN, Cairine | Yes, in principle, I support these recommendations. And, yes, I will advocate and support the implementation of these recommendations at regional tables. The real challenges for some municipalities include a lack of available public land on which to build diverse forms of public housing. That, combined with very high land values in built-out communities, poses very real barriers to building non-profit, supportive, and/or affordable housing, without the assistance of the provincial and federal governments, to provide core funding and without meaningful partnerships with developers who want to build these housing types. |
| | Councilor | HELME, Roxanne | I am supportive of the recommendations to which you have referred. As a previous Community Representative on the Leadership Council for the Coalition, as a volunteer at Our Place and in my work as a lawyer I have had the opportunity to engage with people with lived experience of homelessness and in my view this engagement is a critical piece to the search for sustainable and successful solutions. |
| SAANICH | Mayor | MURDOCK, Dean | Yes, I am supportive of these recommendations. It is important that we prioritize housing options to eliminate the potential for homelessness and that newly affordable homes are constructed as part of new developments. |
| | Councilor | BRICE, Susan | Yes |
| | Councilor | MACDOUGALL, Jordan | Yes to all |
| | Councilor | LANGEVIN, Basil | Yes, I support all four of these recommendations, and I am prepared to advocate for and support them once elected to Saanich Council and the CRD. |
| | Councilor | WESTHAVER, Mena | Prioritizing support for marginalized populations in combination with addressing the housing crisis is high on my list of intentions. |
| | Councilor | DE VRIES, Zac | Yes, I will continue to be an advocate for these issues |

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| | Councilor | LEIREN-YOUNG, Mark | The first three are all great. I'd prefer to look at #4 on a case-by-case basis as it doesn't specify the size or scope of these new developments. The idea of a municipal affordable housing fund has tremendous potential. Even if, as I suspect it might, it becomes the development equivalent of buying carbon offsets, it still creates a pool of money to do something vital for the community and may enable the creation of properties where the affordable housing is the focus of a project, not an afterthought. Since part of keeping housing affordable is location (i.e. access to services and transit) there will be instances where supporting a housing fund does a better job of creating truly affordable housing than, say, putting affordable units in a complex that doesn't offer easy access to jobs, services and transit. |
| | Councilor | CHAMBERS, Nathalie | Yes. I support these recommendations. I would be happy to advocate for their implementation. |
| | Councilor | REICHERT, Jordan | 1. Yes, I support engagement with people who have lived experience. 2. Yes, affordable housing must be geared first towards those without housing at all. 3. Yes, we must find new and creative ways to make non-market housing more achievable in our communities. 4. Yes, this is something that is already done in many cases through amenity contributions and I would continue to support this. |
| | Councilor | BONDAROFF, Teale Phelps | Yes, I support all of these recommendations. I think #4 is particularly important to ensure that we have purpose-built affordable housing, which will help ensure that our communities are diverse, vibrant, and inclusive. Rather than setting a minimum number of affordable units per development, I would advocate for a minimum percentage of square footage for affordable units per development, to ensure that we are building a range of affordable housing options for families, couples, single people, people with disabilities, and seniors aging in place. I also want to ensure that these units are actually affordable, with housing costing less than 30% of a household's gross income, and that they remain affordable going forward. I also intend to advocate for housing that is not just affordable, but also convenient and livable for residents. Transportation access should be a key component of affordable housing developments, especially as many municipalities are reducing parking access in new developments to keep construction costs down and meet community sustainability targets. Innovative options like increased bike parking and providing access to e-bikes, car shares, and bus passes will help make new developments practical and desirable for residents, and also create space for residents who still need to depend on cars for challenging commutes or to meet accessibility needs. |
| SIDNEY | Councilor | DUNCAN, Sara | I am generally supportive of The Greater Victoria Coalition to End Homelessness' recommendations to the Regional Municipal Governments, with the exception of recommendation 4. In Sidney, we have very few large-scale developments in which it would be appropriate to set aside a minimum number of required affordable units. A contribution to the Affordable Housing fund has been required for some projects, but the amounts being generated are very small relative to the cost of construction of a housing unit due to the small size of our municipality, and the relative infrequency of qualifying developments. We must find other ways to contribute to the diversity of housing supply; likely primarily by using mechanisms from the first 3 recommendations, as well as being proactive about opportunities for more partnerships with non-profit organizations. |
| SOOKE | Councilor | BELFORD, Susan | Yes to all |

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| | Councilor | RUSSELL, Anna | I support the recommendations of the Greater Victoria Coalition to End Homelessness. The last recommendation with respect to setting a minimum number of affordable units to be included in each new development is particularly interesting to me as Sooke already has this requirement that developers either build new affordable units or provide cash-in-lieu (CIL), but the CIL rates are set much lower than it would actually cost the District to build affordable units. If elected, I will try to remedy this situation. I will also be asking how we define “affordable” and making sure that the definition accurately reflects the resources of our local residents, including those who are already unhoused, the more than 80% of residents who can’t afford any of the new homes being built in Sooke, and the majority of our renters who are in housing need. |
| VICTORIA | Mayor | ALTO, Marianne | The City of Victoria already has in place some housing policies that ‘fast track’ and prioritize non-profit and rental housing. More such policies (such as the “Missing Middle Housing Initiative”) are on the table for discussion, which I have supported. My platform speaks to options such as tax reductions, exemptions and allowances for non-profit and co-op housing, and other tools to accelerate a continuum of housing. In 2023, the Official Community Plan will have been operational for ten years, so it’s an opportunity for a thorough review of its effectiveness in achieving the housing and affordability goals set out at the start, and revising those goals to respond to the evolution of the city and its current and future residents’ housing needs, at every level of affordability. It’s essential we include the voices of people with lived and living experience of homelessness and housing precarity . |
| | Mayor | ANDREW, Stephen | Yes to all. |
| | Mayor | WIBOLTT, Michelle | <p>1. Got the solution, as aboveboard, just need the implementation.</p> <p>2. 6 months for pod villages, sewerage depending.</p> <p>3. No. Tax church/religion same as any business. Clean UP repetitive in “not for profits”, stopping the funding of divisive such as, Ukrainian associates, Filipino/Jewish community centre’s/ East Indian radio stations/etched. If users can’t “self funded” (no out of townships fundraising) building repurposed into housing...(sick factor = 70 + churches in Victoria/more in Saanich:(</p> <p>4. Yes and/or include in for structure.</p> |
| | Mayor | FUENTES, Rafael | I support all of your recommendations and I am prepared to advocate for them. |
| | Councilor | THOMPSON, Dave | Yes to all |
| | Councilor | YACOWAR, Tony | If elected to Council, I would support these actions and would advocate for a Housing-First approach to homelessness, and engage with local organizations to provide the necessary wrap-around support services. |
| | Councilor | CARADONNA, Jeremy | Yes, I support all of these recommendations and am prepared to advocate for them. As noted, my platform includes references to these recommendations and they are a core part of my politics. We need more support, more housing, and more urgency to mitigate homelessness. |
| | Councilor | LOUGHTON, Krista | Yes to all |

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| | Councilor | COLEMAN, Christopher Mark | <p>1. Yes</p> <p>2. Yes</p> <p>3. Support the "municipal taxes" aspect; would need more discussion of the municipal fees component</p> <p>4. Yes, but the notion of "affordable units" has to be calibrated to the various divisions of Household income for the City.....not just the "average household income" for the City.</p> |
| | Councilor | KIM, Susan | Yes to all, and yes I am prepared to advocate for them at the council table and to higher levels of government to make them province- and/or country-wide. |
| | Councilor | ORCHERTON, Steve | <p>1. With the province taking the lead</p> <p>2. Within the CRD, and with housing agencies and with BC housing</p> <p>3. This will require discussion at the Council to determine what criteria is used, identify costs, and establish achievable goals, and tax relief is a serious consideration for the city and residents.</p> <p>4. We all speak of affordability, but affordability is a subjective term. Affordability needs to be tied to individual /family income. Continuing to tie affordability to a unit's rental or purchase price does not address ability to pay. I do support CRD regional land assembly to provide housing opportunities, through a coop structure that considers/balances incomes and rental rates along with social and economic circumstances of residents.</p> |
| | Councilor | KING, Anna | Yes I support the recommendations and objectives put forward by The Greater Victoria Coalition to End Homelessness' Community Plan. The primary focus of my platform is to ensure that everyone has their accessible, affordable, and diverse housing needs met. For me this means that during my time as City Councilor, I will advocate, and collaborate with like-minded stakeholders to ensure that the goals outlined in the Community Plan are closer to being met. |
| | Councilor | GARDINER, Marg | <p>1. YES</p> <p>2. YES</p> <p>3. NO and YES – question asks 2 things In the several surveys received over the past couple of weeks, there have been several requests for tax relief/forgiveness. This matter must be considered in budget discussions with many others and the overall financial situation of the City. There are many competing requests for funding or subsidy.</p> <p>4. YES</p> |
| | Councilor | DUNCAN, Rob | <p><i>Do you support these recommendations?</i> Yes, I support all of them.</p> <p><i>And are you prepared to advocate and support the implementation of these recommendations?</i> Yes, this is a large part of the reason I'm running for office.</p> |

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| | Councilor | PARENTEAU, Emmanuel | Again, I am open to being educated on the needs of the soon-to-be or at-risk portion of the homeless population. Some form of tax relief would certainly be part of a government funded/assisted program. |
| VIEW ROYAL | Councilor | MACKENZIE, Alison | The recommendations made by the Greater Victoria Coalition to End Homelessness through the 2019-2024 Community Plan are sensible and worth further consideration. I would be pleased to learn and discuss further. |
| | Councilor | BROWN, Don | I fully support the recommendations that were made to the Regional Municipal Governments. |