

Question 4:

Accelerating affordable housing development and supporting the elimination of costs that keep units more affordable is a priority for the non-for-profit sector, as such, do you support and are willing to advocate for the following:

- 1. Victoria Council recently passed legislation to accelerate the construction of new affordable housing which does cut some time off project timelines - but more can be done. Poor communication between municipal departments, and a lack of consistent commitment to accelerating affordable housing across the municipal government, also add time, and therefore cost, to projects. What will you do to minimize approvals process timelines for affordable housing?
- 2. In Victoria, one suggestion is to establish a separate Housing Centre, with elevated status within the City. The role would be to facilitate and accelerate the approval of affordable housing proposals and promote an affordable housing lens through all City departments’ decisions and policies. If elected to Victoria Council, would you commit to making that happen? If running in a different municipality, would you support such a proposal?
- 3. A significant obstacle in developing affordable housing is the price of land. Unlocking access to municipal land would improve the financial viability of developments. How would you make that happen?
- 4. How would you improve the application of inclusionary zoning?

CENTRAL SAANICH	Councilor	KING, Zeb	<p>1. I'm not part of the Victoria City Council. Not sure this question is for Central Saanich candidates. If your organization would like to work with Central Saanich residents, I'd be happy to help facilitate this.</p> <p>2. Thank you for providing a note for those of us "running in a different municipality"! I am running in Central Saanich, not for the City of Victoria. If the City of Victoria Council adopted the suggestion noted in the question, I'd be enthusiastic about learning how well it is working and possibly would give moral support and even more if requested. The point of including an affordable housing lens through the planning or building departments and others is a good one and is something I could support for Central Saanich. I'd be happy to work with residents to include something like this for Central Saanich.</p> <p>3. I'm always happy to work with advocates to explore how we might better use municipal lands. Please feel free to stay in touch or meet with me to discuss ideas leading to actions.</p> <p>4. As noted above, Central Saanich has a voluntary and suggestive 'inclusionary zoning' provision in the 2008 OCP. Stronger, more effective wording could be included in the new update, but an OCP isn't designed by councillors and should be the community's vision. For this reason, I'd encourage engagement between the Greater Victoria Coalition and the Central Saanich Community Association.</p>
	Councilor	GRAHAM, Christopher	<p>1. I think you can tell by our track record that we have approved a lot of affordable housing, and are supportive of it. If there are any suggestions on strategies that work, would be interested in knowing more.</p> <p>2. I would be interested in working with other municipalities and the Province to see what could be done.</p> <p>3. If there is land in an appropriate area, I would be open to that discussion.</p> <p>4. I would appreciate suggestions on uses and policies we could implement in our land use bylaw.</p>

ESQUIMALT	Mayor	GRACEY, Sonya	<p>1. I would apply a quality improvement approach to mapping development services in order to streamline and create efficiencies in the processes. Prioritizing development applications with affordable housing components or amenity contributions aimed at affordable housing units, calculating social return on investment in affordable housing, and making transparent the real costs of status quo development on our collective purse. Supporting a staff and community culture that includes an equity lens to housing access, focuses on the possible and looks for creative, innovative solutions in a timely way. I have pledged (https://makehousingcentral.ca/pledge) to:</p> <ul style="list-style-type: none">● Include affordable housing targets to meet the unique needs of Indigenous people in housing needs reports● Streamline municipal permitting and rezoning processes to fast-track development of rental housing, with a specific focus on affordable rental housing● Waive development cost-charges for non-profit and co-op housing developments● Contribute public land to non-profit and co-op housing developments for new affordable homes● Delegate approvals of non-profit and co-op housing developments that are consistent with Official Community Plans to municipal staff <p>2. Yes. I think this is a part of a functional applied overarching health equity lens.</p> <p>3. Although Esquimalt is a smaller community I support the immediate development of a housing strategy that would outline the municipalities role in the provision of affordable housing, assess and forecast affordable housing needs now and in the future, and establish targets, measures and tools to meet those needs. Safe, secure, affordable housing accessible in the ways that people need is critical. Included in the housing strategy would be a land inventory to take stock and consider what is available for land contributions in order to make affordable or co-operative housing viable. I would also be collaborating at the regional level working towards strategic partnerships across governments (federal/provincial/municipal) and sectors.</p> <p>4. Esquimalt does not have an inclusionary zoning policy. I support the municipality mandating affordability within new development and creating policy to protect existing affordable housing. This would be included in a Housing Strategy. I have pledged (https://makehousingcentral.ca/pledge) to:</p> <ul style="list-style-type: none">● Include affordable housing targets to meet the unique needs of Indigenous people in housing needs reports● Streamline municipal permitting and rezoning processes to fast-track development of rental housing, with a specific focus on affordable rental housing● Waive development cost-charges for non-profit and co-op housing developments● Contribute public land to non-profit and co-op housing developments for new affordable homes● Delegate approvals of non-profit and co-op housing developments that are consistent with Official Community Plans to municipal staff
	Councilor	MUNKACSI, Chris	N/A I am a candidate for Esquimalt

LANGFORD	Mayor	GOODMANSON, Scott Peter	<p>1. Again, not knowing the processes that the City of Victoria is presently using it is hard to comment on corrections to them. But from an outside perspective I think understanding where the errors and failures have occurred in existing processes would allow municipalities new to this process to streamline those prosses and avoid duplicating those same errors and choke points that have existed previously. I understand this sounds like a blanket response, but without firsthand experience in this process, it is difficult to detail corrections to it.</p> <p>2. I believe the City of Langford has had a foundation of this process in a smaller form in the past, although I am both willing to be corrected, nor know if it is still in place. But in theory, I would be interested in learning more about the Victoria proposal and see how it could be carried forward to Langford</p> <p>3. I cannot comment on Victoria City properties and processes, but in general I believe that a collaborative process where advocates for those at risk and city planners/officials can categorize and identify suitable properties and/or possible trade with private landowners could open up housing opportunities</p> <p>4. To be honest this is a process that is new to me, so I cannot properly respond in an educated way.</p>
OAK BAY	Councilor	FARMERE, Raymon	<p>1. Have regular municipal government meetings to keep the lines of communication open in the CRD to keep these projects moving through regular communication with all project stakeholders</p> <p>2. Yes I support this even with running in Oak Bay</p> <p>3. I would work with local government and all levels of government in order to unlock access to municipal land for these developments. I would do this through regular engagements and meetings with all stakeholders in the project and by communicating with all levels of government.</p> <p>4. I would make presentations to the Capital Regional District and its bodies in order to make zoning requirements more open to these projects across municipalities. I would explain to stakeholders how inclusionary zoning would help to make more housing available which would decrease homelessness in the Capital Regional District.</p>
	Councilor	SMART, Carrie	<p>1. In Oak Bay I will be working to bring consensus at the council table to support our official community plan and the need for affordable housing as part of that plan. Evaluating barriers to having housing approvals reviewed smoothly will be part of this discussion. Most importantly we need to not lose below market housing opportunities brought to our community because a few loud voices in our community fear what social issues may arise. We need to have these important discussions and address real concerns with real solutions.</p> <p>2. NA to Oak Bay.</p> <p>3. I am supportive of looking at opportunities to utilize municipal land to create below market housing opportunities.</p> <p>4. In Oak Bay we must build consensus around the importance of diverse housing options. We first need to bring our zoning up to the level of meeting our official community plan, before we can explore the benefit of important policy considerations such as inclusionary zoning.</p>
	Councilor	PATERSON, Esther	Not applicable.

	Councilor	GREEN, Cairine	While I am not running in the City of Victoria, for smaller communities with limited public land and extremely highly priced housing and real estate, some of these measures pose serious challenges. There are systemic issues related to housing that require intervention – the proliferation of short-term rentals (e.g., Air BNB, VRBO); the commodification or financialization of housing used for investment (e.g., empty homes and absentee owners); the cost of housing generally; and the need for more rental housing.
	Councilor	HELME, Roxanne	In my view government supported non-profit housing initiatives ought appropriately to be considered differently and separately from other development projects. If elected I would be new to Oak Bay Council and I would have to dig down into and thoroughly research existing processes as I bring a fresh set of eyes to the search for solutions at the council table. The reality that housing supply is simply not effectively keeping up to significant demands is a top priority for any council in our region.
SAANICH	Mayor	MURDOCK, Dean	<p>1. In addition to following the Rapid Affordable housing process that Victoria has established, Saanich can expedite non-market affordable housing approvals by appointing a designated project lead to shepherd applications through the review process. Often it is a lack of coordination between departments responsible for application reviews that create unnecessary delays and add cost to non-market housing providers. We can ensure this process moves much more quickly by dedicating a project lead to coordinate reviews and approvals.</p> <p>2. I am supportive of this concept and, as Saanich Mayor, would work with Council to develop a similar concept that would accelerate approvals of affordable housing.</p> <p>3. Saanich has a large inventory of properties that can be offered toward the development of non-market affordable housing projects. Senior governments have identified billions of dollars in funding for affordable housing and co-op housing projects. Saanich can ensure it is in line to receive funding by working with a non-profit housing provider to develop affordable housing on Saanich lands. An example of an easily-created opportunity is the Saanich-owned property that is currently home to Nellie McClung library branch at the corner of McKenzie and Cedar Hill Rd. Saanich can work with a non-profit housing provider to secure senior government funding to develop non-market affordable housing. We can create a new home for the library in that location with room for a doctor's office and child care, and have affordable housing units above it.</p> <p>4. We can create certainty for affordability by zoning our centres and corridors for rental housing that builds in provisions for inclusionary zoning (eg, 10% of new units at 20% below market value for a minimum 10 years). This approach reduces a lot of the risk to developers and uncertainty for the community. By building in inclusionary provisions into the zoning, we can achieve a larger number of newly affordable homes as part of new building projects.</p>
	Councilor	BRICE, Susan	Yes I would advocate for all the listed issues.
	Councilor	MACDOUGALL, Jordan	Yes; 1) Pass approval ability to Saanich staff, reduce procedures for housing that is needed in key corridors. Blanket Upzone key areas such as uptown while leaving green space intact; 2) Yes; 3) Yes as long as the city continues to invest in land.

	Councilor	<p>LANGEVIN, Basil</p>	<p>1. To minimize approval times for affordable housing, I would support:</p> <ul style="list-style-type: none"> • bypassing public hearings, • assigning a dedicated staff member as a project manager for each affordable housing application, • moving affordable housing applications to the front line for any approval processes, and • prezoning for affordable housing to eliminate the need for rezoning applications. <p>2. Yes, I would support a proposal to establish a “Housing Centre” with elevated status in Saanich.</p> <p>3. To reduce the burden of land costs for affordable housing projects, I would support:</p> <ul style="list-style-type: none"> • donating surplus municipal land to nonprofit developers, • incorporating affordable housing construction into municipal capital projects, and • purchasing and assembling land for affordable housing projects. <p>4. To improve the application of inclusionary zoning, I would offer density bonuses and expedite applications for development proposals that include a required percentage of affordable housing. To be eligible, affordable units would need to be on-site, permanent, distributed throughout the development (with separate lobbies/entrances disallowed), and indistinguishable from other units in the building.</p>
	Councilor	<p>WESTHAVER, Mena</p>	<p>Increasing the pace of process is an issue that needs to be addressed and prioritization of projects while maintaining fairness is a topic of concern. I do not feel completely versed in all of the zoning bylaws to make a statement at this time, however I am an individual that likes to learn. In regards to 4.4, I would proactively seek more information before making a statement and have conversations with those that this affects directly.</p>
	Councilor	<p>DE VRIES, Zac</p>	<p>1. I have supported the prioritization of non-profit and government delivered housing, I will support OCP compliant non-profit and social housing to bypass public hearings, and I have supported increasing the capacity and efficiency of Saanich planning through funding and third party reviews. I will continue to ensure Saanich is the best possible partner for non-profit and government housing.</p> <p>2. Saanich has a similar practice to Victoria now that we have hired a manager of housing to see that affordable housing is a priority throughout our systems. Housing is the foundation of a happy and healthy life and I am committed to keeping improving our role in housing as a priority.</p> <p>3. I have brought Saanich lands into play for the purpose of affordable housing. Access to municipal lands is best done by way of partnerships and achieving multiple goals in the same project. For example, from our strategic plan, we recognize that the Nellie McClung Library building needs to be rebuilt, and in the rebuilding there is an enormous opportunity to build affordable housing on top of the library. This model can be applied to most municipal facility redevelopments.</p> <p>4. Saanich is in the process of finalizing our inclusionary zoning and community amenity contribution policy which will result in housing for a broader range of incomes. Inclusionary zoning to be successful needs to be done in a win-win fashion. Additionally regional consistency would help so I will keep advocating to neighbouring municipalities as well as the province. More powers would also help Saanich deliver better on housing so I will continue to advocate to the province for them.</p>

	Councilor	LEIREN-YOUNG, Mark	<p>1. In conversations with people in Saanich (and observing public hearings) I keep hearing that pretty much everyone feels that approvals – and rejections – take far too long. I'd look for ways to streamline the development process and to create agreed upon options for certain types of housing (i.e. garden and secondary suites) in order to streamline the approvals process. Based on statements by BC's potential next Premier, if municipalities don't streamline this process soon, it's possible the provincial government will. I'd like to ensure that best practices for building in Saanich are set by people elected to represent the people of Saanich.</p> <p>2. The idea sounds great in principle. I'd want to consult with both current and past councillors and city staff to get a sense of how/if they feel this would work and their thoughts on whether this would speed things up or slow things down (since that always has the potential to happen when you add extra levels of government). Because of the unique nature of Saanich – the mix of urban and rural areas – it would be vital to ensure that any new body like this properly represents both the urban and rural areas.</p> <p>3. I'd work with council to find municipally owned land that could be used for the creation of affordable housing units. I would love to encourage the creation of more Co-ops in Saanich.</p> <p>4. Again, I'd consult with experienced council members and city staff – I'd also reach out to councillors and planners from other municipalities who have dealt well with inclusionary zoning for recommendations on how best to approach this in Saanich.</p>
	Councilor	CHAMBERS, Nathalie	<p>1. I would urge the District of Saanich Council to work with municipal staff to develop an administrative process to minimize the time required to bring housing development projects before council.</p> <p>2. Municipalities are each unique in their own right. This holds true across B. C. and within our region too. I would support such a proposal for the District of Saanich.</p> <p>3. The housing crisis is hurting families across our region. Municipalities must give serious attention to a wide range of responses, including making municipal land available for affordable housing. It's a question of political will. Where there's a will, there's a way.</p> <p>4. How would you improve the application of inclusionary housing? By pre-zoning some areas. Providing incentives for developers, providing reductions in DCCs (developer cost charges) and no public hearings to speed process.</p>
	Councilor	REICHERT, Jordan	<p>1. What I hear from many residents in Saanich regarding trying to get permits, etc is that it is the slowest process they have experienced municipally. I would want to assess why this process is so slow in Saanich in particular and work to encourage more efficient throughput of approved projects.</p> <p>2. In Saanich, I would be open to looking at the evidence to support such a proposal to see if it would be the way to promote positive outcomes.</p> <p>3. At the municipal level, because we have a limited revenue stream, the best avenue we have to address land affordability is by working with other levels of government to find ways to fund acquisition in the public interest of affordable housing.</p> <p>4. It is unclear if inclusionary zoning is working as intended or not. It has only been in place in Victoria for 3 years, but clearly there is still a greater need and it is something I would like to see Saanich investigate leveraging.</p>

	Councilor	BONDAROFF, Teale Phelps	<p>1. Saanich’s development approvals process is one of the slowest in the province, which adds unnecessary barriers to building new housing at a time when it is sorely needed. The fact that much of Saanich’s approvals process requires submissions in hard-copy, rather than allowing for digital submissions, is just one example of dated processes that add unnecessary time, complexity, and cost to both new housing developments and to garden and secondary suite additions.</p> <p>We need to ensure that Saanich’s approvals process enables the development of new housing, rather than adding barriers to its construction. I want to review Saanich’s systems and processes and ensure that they’re aligned with best practices across the province to meet our community’s housing goals.</p> <p>The province passed legislation in 2021 to allow communities to bypass or shorten certain approvals processes for developments that comply with an existing Official Community Plan (OCP). However, Saanich’s OCP has not been updated since 2008, meaning the guidance from that document is outdated. It does not include Saanich’s Climate Plan, Housing Strategy, Agricultural Food Security Plan, Secondary Suite Regulations, Garden Suite Program, or Active Transportation Plan, and does not reflect current community needs.</p> <p>Saanich needs to finish updating the OCP so that we can take advantage of tools the province has already provided to municipalities to shorten development timelines. This should be a priority for the new council.</p> <p>2. I’m interested in exploring this for Saanich. I would seek to ensure that a Housing Centre for Saanich is carefully designed to represent the diversity of Saanich residents, rather than prioritizing the voices of profit-oriented developers. I am also cautious of the risk that a Housing Centre might add another layer of bureaucracy to an already arduous approvals process without addressing the underlying issues in Saanich’s existing systems. I believe a Housing Centre could be a valuable tool for our municipality if it is developed and implemented thoughtfully.</p> <p>3. I am a proponent of mixed-use developments, especially in core areas and along major corridors. Mixed-use community designs promote walkable, connected communities, while increasing the availability of affordable housing and commercial space. Saanich has a number of properties that it will be redeveloping or could redevelop in the near future, and we should consider including housing in these projects, where possible. For example, the current site of the Engineering Department (the former site of the Emily Carr Library) on Blanchard St. is a low-rise office building in an area predominantly zoned for higher density commercial, and could be redeveloped to better meet community needs.</p> <p>Saanich’s Urban Containment Boundary and Agricultural Land Reserve are important tools that protect our region’s environment and food production capacity while limiting the damage of urban sprawl. In order to keep these protections in place, we need to focus on increasing density in core areas and along transit corridors.</p> <p>Municipal land is a limited resource that has to be used thoughtfully to meet both current and future community needs. We should explore the option of building affordable housing on municipal land through the use of long-term leases in partnership with non-profits and other levels of government. We can also explore options to maintain the municipal land pool through land swaps with developers.</p> <p>4. As noted above, I would advocate for a minimum percentage of square footage for affordable units per development, rather than advocating for a set number of affordable units, 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, costing less than 30% of a household’s gross income, and that they remain affordable going forward.</p> <p>I also want to assess the impact of Saanich’s existing Development Cost Charges Reduction Bylaw, to determine whether it is meeting the municipality’s needs and whether it can be improved to further promote affordable housing. Other cost reduction options, like density bonuses and expedited approvals for affordable housing developments that comply with Saanich’s updated OCP, should also be explored.</p> <p>Inclusionary zoning will not work if it looks at increasing housing availability and density in isolation. We also need to look at the municipal infrastructure surrounding these developments to ensure that they will meet community needs going forward. That means improving transit availability, expanding active transportation networks, and promoting mixed-use developments to ensure that new housing is close to businesses and services.</p>
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SIDNEY	Councilor	DUNCAN, Sara	These questions are not relevant to my municipality. We do not have municipal land suitable for housing developments, and we are far too small both population-wise and geographically, with too few housing projects in general to support a separate department or inclusionary zoning.
SOOKE	Councilor	BELFORD, Susan	<p>1. Sooke has recently approved several affordable housing projects with record speed. However, going forward I will move the Council adopt a policy to minimize timelines for affordable housing without compromising the ability of the community to participate in planning.</p> <p>2. I think this idea could work well in Sooke—providing the streamlining necessary to ensure builds of truly affordable, low carbon housing. I would support such a proposal in Sooke.</p> <p>3. The District of Sooke does not own a lot of land; Sooke would need a Housing corporation that could buy land as well as well as build homes. The first think I would do is to ask that staff be directed to conduct a feasibility study on the issue. To date the District of Sooke has partnered with non-profit housing agencies to construct affordable and subsidized units.</p> <p>4. The District of Sooke does not yet have an inclusionary zoning policy, however the new draft Official Community Plan contains several recommendations to review the existing affordable housing contribution policy. It would make sense for Sooke to explore inclusionary zoning going forward.</p>
	Councilor	RUSSELL, Anna	Leaving affordable housing to the private sector and just increasing the number of housing units built while placing some stipulations on the number of affordable units to be included has not been working. The District of Sooke has not been banking land and owns almost no land if its own to help with financial viability of affordable developments. While I think fast-tracking development proposals for affordable housing may be of some use, we need to explore new options. There are two I would like to explore if elected to Sooke Council. The first would be a pilot project of a “land lift fee” that would apply when property is rezoned to greater density, which will be a situation that applies to most of the land in Sooke’s town centre when our new OCP is approved. The land lift fee would tax back some of the increase in property value which is created when land is up zoned. The resulting fund could create the resources the District needs to buy land for affordable housing and other public goods. The second project I’m exploring is a local development commission which would operate at arms-length from the District but actually project manage, build and operate affordable housing in Sooke.

VICTORIA	Mayor	ALTO, Marianne	<p>1. The city has taken a direct and thorough simplification of new regulations pertaining to affordable housing, that no longer requires rezoning or public hearings when they are consistent with the City's Official Community Plan. This will accelerate the process considerably – but I will streamline those processes further.</p> <p>2. While I would welcome more dialogue on this idea, and coordination is almost always a process improvement, adding another level of bureaucracy to a system already challenged by massive volumes and subsequent slow processes of approvals would, at first glance, seem counter intuitive to the spirit of what is proposed. Until we have an opportunity to explore other improvements, I would rather pursue a further simplification and coordination of housing applications, with priorities for, and acceleration of, affordable, accessible and supportive homes.</p> <p>3. Land costs continue to be a major obstacle in building affordable housing. However, land banks are one option to try to address the rising costs of land purchase. Land banks are public authorities or non-profit organizations created to acquire, hold, manage, and sometimes redevelop property in order to return these properties to productive use to meet community goals, such as increasing affordable housing or stabilizing property values. Victoria is well suited for such a program, as the amount of available property is limited and the city may have a role in ensuring what there is can be put to the highest and best use. We can explore creating and funding a city land bank program, to bank capital to purchase land for affordable housing projects in partnership with government and non-profit housing providers.</p> <p>4. In addition to the city's current inclusionary zoning policies, creating additional requirements and rewards for distributed density, where housing types are distributed throughout the city, ensures no one neighbourhood has uniform design or housing typology. This makes every neighbourhood unique and diverse, and ensures zoning permits (and encourages) housing for everyone, everywhere. As well, offering rewards to developers for making space for social service delivery and arts and culture creators begins to build the collaborative spaces needed to provide needed social supports throughout the city and generate innovation districts that incorporate art, culture, performance and creative output.</p>
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	Mayor	ANDREW, Stephen	<p>1. My Build Victoria Plan is a suite of policies designed to help fast-track the build-out of homes, including:</p> <ul style="list-style-type: none">● Double our ground-oriented land base by allowing duplexes on all single-family zoned lots.● Focus densification efforts on arterial and collector roads to promote townhouses, stacked townhouses, and low-rise developments.● Accelerate and enforce restrictions on short-term rentals operating outside our licensing system.● Allow Duplexes to have secondary suites.● Remove restrictions that prevent a home with a rental suite to have a garden suite.● Increase the allowable size of garden suites to a more livable space.● Incentivize the construction of family-size units through bonus densities and tax policy.● Incentivize the creation of non-market and market-cap homes and bring innovation to our housing types.● Work to strengthen the protection of tenants facing displacement from their homes through redevelopment within the region and with the province.● Implement a property tax holiday to encourage affordable housing development. <p>2. I am supportive of efforts to fast-track the build-out of all housing options and I will keep an open mind and consider all initiatives that drive this work.</p> <p>3. I will look at all applications as they come and judge them on a case-by-case basis. In terms of municipal land, I am open to looking at ways to work with developers and the nonprofit sector to create more access to land to allow more affordable homes to be built.</p> <p>4. The first aspect of this initiative is to determine where, why, and how the application of inclusionary zoning is not identified or reported in zoning plans in the City of Victoria. This appears to be a complex issue and I need more information before providing a comprehensive answer.</p>
	Mayor	WIBOLTT, Michelle	<p>Repurposed religious buildings, some? Municipal lands/parking lots converts to tiny house communities.</p> <p>As for “not for profit” cants standards eh, Sally’s army’s (\$800 millions last year’s) instead, indigenous ownership of converts religious buildings IF used for social housing for everyone, limit tax burden for themselves).</p> <p>How? Democracy. Me, Michelle, doesn’t have all required “how’s” expectations, if voting for me, participate.</p>
	Mayor	FUENTES, Rafael	<p>Affordable housing will be my top priority every week as a Mayor. I support a Housing Centre and I would unlock access to municipal land working with the CRD and First Nations. Similar to UNDRIP as using it as a guideline, I would use the latter to improve the application of inclusionary zoning for all homeless people.</p>

	Councilor	THOMPSON, Dave	<p>Yes to the overall question. And for specific questions:</p> <p>On 1, ask City staff to engage with non-profit housing providers and provide a report to Council on process steps, reasons for delays, and solutions.</p> <p>On 2, This sounds like a good idea; I would ask that City staff in the process and report above include an assessment of this suggestion</p> <p>On 3, ask City staff to engage with non-profit housing providers and provide a report to Council on existing available municipal land that could be used as long as it does not reduce parks and greenspace (particularly in areas currently underserved, i.e. downtown and nearby areas), as well as the potential for accelerating land acquisition.</p> <p>On 4, I would ask staff to engage with affordable housing providers, housing advocates and affordability advocates and to inventory, assess, and report on inclusionary zoning policies in other jurisdictions, and what factors make them successful or unsuccessful, and what changes would need to be made to improve the success rate in Victoria.</p>
	Councilor	YACOWAR, Tony	<p>1. We need to work to make all city government processes more efficient. If elected I will work with city staff to identify ways to reduce the approvals process timeline for all housing. Reducing administrative bloat and unnecessary bureaucracy through efficiency reviews of existing procedures would be a priority across municipal departments.</p> <p>2. If elected to Council I would study this proposal and work closely with city staff and not-for-profit housing organizations to assess the proposal's feasibility and potential effectiveness in achieving the goal of accelerating the approval process. It is important to me that any proposal before Council includes a robust performance framework for measuring results to ensure that it achieves its planned outcomes.</p> <p>3. We need to use municipal land for affordable housing. If elected I would support proposals to do so.</p> <p>4. Victoria is in an urgent housing crisis, and we need to build more homes for all income levels all across the city. A big part of meeting the housing demand is going to be high-rise developments, and we can be strategic about where we are adding this type of density in order to support better transit for the region in the long term. If elected to Council I would support pre-zoning parts of Midtown for high-rise purpose-built rental, and would use this opportunity to include affordability provisions on a large scale.</p>
	Councilor	CARADONNA, Jeremy	<p>I am a vocal supporter of affordable housing, new social and market housing, low-barrier housing, expanding the RDAH plan, and missing middle (assuming there are supports for displaced tenants). I also commit to lobbying the province to expand rental protections, vacancy control, and more funding for affordable housing. In addition, we need expanded supports for mental health and addictions to parallel and complement the 'housing first' approach.</p>

	Councilor	LOUGHTON, Krista	<p>1. Meet with various municipal personnel to determine the reasons for this poor communication and adopt identified solutions to this problem.</p> <p>2. Yes</p> <p>3. The city doesn't have a lot of land but they do have a land acquisition strategy, which has for example purchased land on Pandora for affordable housing in partnership with BC Housing. While vacant, through urging of community based health organizations for the need, it is being used through a motion of council as a temporary safe inhalation site with Island Health and community based health organizations. The city should engage in more of these collaborations. We should accelerate the land acquisition strategy so that we can support non profit housing providers deliver housing our community members can afford.</p> <p>4. The City's current policy encourages new affordable housing through rental or homeownership units in large strata developments seeking additional density. The policy also seeks cash contributions to the Victoria Housing Reserve Fund from small and moderately sized projects seeking additional density. This policy does not apply to new rental and does not expediently deliver affordable housing into the market. After four years of a rental building boom in Victoria and soaring rents, it is perhaps time to investigate applying inclusionary housing to rentals. The Victoria Housing Reserve can also be reviewed to understand the rate at which contributions are able to deliver affordable housing and if it needs to be amended based on criteria from nonprofit housing providers.</p>
	Councilor	COLEMAN, Christopher Mark	<p>1. I'm open to the investigation of & improvements to the approvals process timelines, but would need more information as to the impacts of the changes.</p> <p>2. Again, I'm open to the notion, but I'd need to understand the impact of such a new Hub (department status, staffing model etc) on the rest of the City system.</p> <p>3. The cost of land in this region has been a stumbling block for decades. This sounds like a great notion but I have to ask if this will actually generate any meaningful opportunities (how much excess "City owned land" lends itself to this sort of an application.....or are we asking about converting City owned lands that presently are used in another capacity? Would such a conversion cause a different conundrum for the City and the citizens?)</p> <p>4. The role of Council would be to have staff bring forward suggestions for such improvements & through community consultations, adopt those changes that best achieve improvements to the "inclusionary zoning" model.</p>

	Councilor	KIM, Susan	<p>1. Prioritize new developments that align with the housing needs defined in the CRD’s Housing Needs Assessment, including non- or below-market social housing, co-ops and apartments with three or more bedrooms. The OCP needs to be revisited to improve this process to make room for more housing throughout the city. In the meantime, we can delegate more to staff and hire new staff to ensure we’re able to move this initiative forward. Any development that comes online with public monies should be expedited wherever possible, especially where public and transition/supportive housing are concerned.</p> <p>2. Yes</p> <p>3. Use successful programs like the CRD’s Regional Housing First Program and land acquisition funds to leverage funding from other levels of government to purchase more land that can become affordable, non- and below-market housing. Re-evaluate city leases to private companies at their end dates to re-determine the best use for that space. Work with non-profits and other organizations that are willing to sell off or lease out their properties to become housing. Create capacity within city departments to handle our housing needs.</p> <p>4. Move the missing middle initiative forward, with protections for renters. Allow OCP-compliant non-profit and affordable housing to be built by right so they can bypass the expensive and timely public hearing process, which often features opinions that are stigmatizing to our unhoused, housing insecure and low-income neighbours.</p>
	Councilor	ORCHERTON, Steve	<p>1. I think there are efficiencies in city bureaucracy that can be achieved, regarding land use and permits etc, however, I do not support, the cancelling of public hearings, or the Missing Middle Proposal that has been referred to the incoming council. This also needs a regional strategy with Province and Federal supports. The residents of Victoria are not positioned to go this alone. Our land availability is decreasing while our density is increasing.</p> <p>2. I am not aware of the details of this suggestion, but my cursory opinion is no.</p> <p>3. Our land availability is decreasing while our density is increasing- we need more green spaces not less.</p> <p>4. This zoning process relies on the application of affordability to rental units purchased in a development. As stated, earlier 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</p>

	Councilor	KING, Anna	<p>1. I would like to see the Rapid Deployment of Affordable Housing (RDAH) policy expanded further. My understanding is that while some projects will be streamlined under RDAH, many will still have to go through rezoning applications and public hearings. I would like to expand RDAH to be a broader policy with some standardized guidelines of what’s allowed to be built across the entire city, for instance 3-story apartments legal across the entire city for non-profits and public providers of affordable units. I would like our zoning to be stacked in favour of affordable housing providers.</p> <p>For projects that do not require a rezoning application through the RDAH, I will direct staff to enact a policy of prioritizing affordable housing project permit applications. This may require city staff to establish a separate department for streamlining the delivery of affordable development permits and working with stakeholders. I would support this, as well as any opportunity for increased efficiency as reported by city staff.</p> <p>2. We need to do whatever we can in order to approve housing as quickly as possible in order to mitigate the effects of the current housing crisis. There are many proposals that are backlogged, and I believe city staff are well equipped to evaluate what needs to go before council and what does not. Empowering city staff to approve affordable housing is vital to expediting the process</p> <p>3. If there is land that the municipality already owns that is not previously earmarked for a specific project, I think we should build and potentially diversify the use of existing city land if applicable.</p> <p>4. Currently, inclusionary zoning is a tenuous process, mainly during negotiations with city staff and city council during a rezoning application. One way inclusionary zoning is inhibited is height limits. I would improve this by asking for two separate standardized height limits in every neighborhood, a height limit for regular projects, and a height limit for projects that provide below-market or affordable housing units, perhaps 1 to 2 additional storeys in traditional residential areas, and 4 to 8 storeys in the higher density areas for the biggest projects. We need to maximize the use of large projects to provide as much affordable housing as possible, increasing height limits is an effective way of doing this, and it has the benefit of increasing overall supply too.</p>
	Councilor	GARDINER, Marg	<p>1. Having worked in land-use at the community level for 15 years, I have seen many projects take 1-3 years to get before Council following the CALUC Community Meeting. Although I would not assume that the delays are due to “communications between departments”, there are definitely delays and I believe significant time-savings should be possible and pursued.</p> <p>2. Over the past few years, the City has created several new positions to serve particular programs. I would like to see a review of many appointments to see how many are currently necessary and are working well. There have also been many additional staff positions created/filled in the Planning area. Another office may hinder the process rather than facilitate as it may lead to further delay!</p> <p>3. I believe that we (region) need to examine land possibilities. Creating affordable housing on the most expensive lands means fewer builds. I have been unsuccessful in locating a comprehensive mapping of public and not-for-profit housing; such a mapping alongside public lands in the region could guide the examination of land possibilities. I think this is a critical piece of information and I will continue to pursue.</p> <p>4. Sadly, discussion of inclusionary zoning, and other zoning initiatives, have become very divisive in our community. The City has failed in its commitment of authentic consultation. This has led to a break in trust. Residents must be provided with fulsome information about their communities – zoning, density, needs. The engagement format has failed to provide confidence in programs. Most residents don’t understand the language used, which results in muddled conversations.</p>

	Councilor	DUNCAN, Rob	<div>1. I would work to improve communication between departments and to make affordable housing developments a top priority at City Hall, fast-tracked ahead of developments of other kinds.</div> <div>2. Yes, it sounds like a good idea.</div> <div>3. Land held by other levels of government should also be made available for affordable housing wherever possible.</div> <div>4. I would work to extend the inclusionary zoning requirements to a wider variety of housing developments than the narrow range it currently applies to.</div>
	Councilor	PARENTEAU, Emmanuel	-
VIEW ROYAL	Councilor	MACKENZIE, Alison	I am supportive of accelerating affordable housing development. I am interested in discussing this matter with View Royal residents during my campaign to find out their thoughts.
	Councilor	BROWN, Don	We need to create more affordable housing. Reducing application approval times and streamlining the process would help. Unlocking the access of some municipal land would be another measure to help alleviate the regional housing problems. I feel the best way to improve the application of inclusionary zoning is to get as much public input from as many individuals and groups as possible. If input is lacking in some areas politicians and staff need to be proactive and seek out this input and make it as easy as possible for people or groups to provide this.