

Section 13 - Housing and Homelessness

Sub-Topic	Plan Reference	Feedback
Housing Continuum	Figure 15	Figure needs to communicate the relative magnitude of the different categories – misleading as appear to equal.
	Figure 15	Including on p. 93 the Housing Continuum graphic is helpful to understand how households may in some instances flow along the continuum. It should be noted however that there are many households that experience only one or two elements of this continuum in their lifetime, and that is just fine. One of the strongest downsides of including this continuum in any housing document is that community residents are placed on a continuum "community class structure", where of course fee simple ownership is the highest class and what we should all aspire to. This creates false expectations and does not provide for inclusive community thinking and community development actions. It has been argued many times that the housing continuum graphic has been instrumental in supporting false housing thinking and the forces of NIMBY in many communities.
	Figure 15	Correction to Figure 15 on P. 93: The Housing Continuum – we strongly encourage the inclusion of a note to highlight that transitional housing, much like crisis services, is not considered housing because there is usually a maximum term attached to the accommodation.
	Figure 15	Furthermore, the very nature of the continuum is incongruent with the Housing First Philosophy; therefore we strongly encourage a different layout that does not visually suggest that people automatically move/graduate from one section on the housing continuum to the next. Lastly, it is vitally important to clearly convey that the key outcome is to have a variety of housing options for Victorians - to meet their diverse needs. As previously mentioned, one size in housing, simply does not fit all citizens.
Terminology		The DSP would like to highlight the importance of avoiding stigmatizing language. Rather than "the homeless" please use statements such as "people experiencing homelessness or at-risk of homelessness."
		We encourage the addition of language to frame/acknowledge the linkages between the interrelated areas of housing and homelessness, food security, transportation and mobility, and community well-being.
		We note "affordable" housing is mentioned but not defined on p.21 and, though a number of definitions are described in the glossary, no mention of how affordable housing will be measured is noted. Some detail is offered in the Housing Section but the term remains somewhat vague.
Overview		Approximately 1500 people are living without a home in the region..." is a phrase that repeated throughout the OCP, and although this has become the figure commonly used, it's misleading because we actually don't know how many people are living without a home in Victoria. While a recent facility count was completed in February 2011 (results to be released at the end of June 2011), this number will not include the number of citizens sleeping rough in Victoria, couch-surfing or living in overcrowded accommodations. We recognize that it is incredibly challenging to talk about the breadth of the problem without a statistic, yet encourage the OCP to reflect the fact that these stats are guesses, at best.
		The statistic of 1,500 people is mentioned here as well, please see note above. Perhaps a statement such as "We cannot have community well-being unless people are housed properly."

Sub-Topic	Plan Reference	Feedback
		<p>We recommend that a definition be included in the OCP to help frame the issue and help to unpack the term homelessness. This is an opportunity to educate people as to the definition of homelessness – the ETHOS (European Typology of Homelessness and Housing Exclusion) definition is: “Having a home can be understood as: having an adequate dwelling (or space) over which a person and his/her family can exercise exclusive possession (physical domain); being able to maintain privacy and enjoy relations (social domain) and having a legal title to occupation (legal domain). This leads to the 4 main concepts of Rooflessness, Houselessness, Insecure Housing and Inadequate Housing all of which can be taken to indicate the absence of a home.” See attachment for more information about the ETHOS categories.</p>
		<p>The OVERVIEW for this section on housing and homelessness should provide a perspective on core housing need. According to StatsCan, “A household is said to be in Core Housing Need if its household falls below at least one of the adequacy, suitability, or affordability standards and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative housing that is acceptable (meets all three standards).” 2006 census data showed that there are approximately 7810 people in Victoria in core housing need, 18,305 in the CRD.</p>
		<p>Issue of housing affordability – “Housing affordability means that housing costs are within a household’s financial means.” This statement needs to be strengthened to reflect the statistic highlighted on P. 93, which illustrates that a significant percentage (46%) of households spent at least 30% of their pre-income tax on rent.</p>
		<p>“This is different from the term affordable housing which has become another term synonymous for subsidized, non-market or social housing.” This statement should be more nuanced, considering that affordable housing can also be found in the private market place.</p>
		<p>Vacancy rates should be referenced in the overview, as should the supply as this is inextricably linked to the issue of housing affordability.</p>
		<p>The overview section should also make special comment regarding our homeless residents. Goals and appropriate policies should be developed to complement the vision and goals of the Greater Victoria Coalition to End Homelessness. It is important that the City of Victoria also develops specific policies to support the elimination of homelessness by 2018.</p>
		<p>Structure 2nd paragraph around policy trade-offs rather than statistics. Also confirm the source and accuracy of the 63 % / 36 % split re: apartment and ground oriented. Do not passively report on these numbers: set targets and guidance for achievement through policies.</p> <p>Also: need to be clearer about connection between population diversity and need for diverse housing. It’s clear in broad objectives and policies but is missing in overview text.</p> <p>Also: mention the jurisdictional complexity of H & H: roles and capital and operational capacities of senior, provincial and local governments.</p>
		<p>The prime contention of the opening paragraph and statement outlines the importance of housing as a basic human need and that access to affordable housing is deserved by all. Such a statement and community goal is admirable</p>

Sub-Topic	Plan Reference	Feedback
		and supportable in much the same way as our public health services have been designed and delivered as a basic human right, accessible by all.
		The challenges of housing affordability are outlined under various criteria but the most important one is omitted. A careful analysis of the households within core need should be identified broken down to the various types of households. Mentioning extensive waiting lists and the number of homeless should be considered just one of the subsets of those households in core need. The most recent census, 2006 Census data, indicates there are approximately 7,800 households in core need. This number far outstrips any of the other indicators relating to outstanding housing needs. Therefore these households in need should be broken down and analyzed by each of the major subsets of the different types of households.
Broad Objectives	13 a – 13e	These opening five policy statements provide an excellent framework or cornerstone to any OCP or municipal housing statement document. However, such statements in themselves have not resulted in significant positive affordable housing actions by those communities adopting such statements.
	13 a – 13e	Excellent mission statements, but will the city actually do what it takes to achieve these goals? I recall quite a few projects where affordable housing was involved, only to have the city demand a reduced density or height resulting in the developer cutting the affordable units to maintain profitability. The more units per lot, the cheaper the units can be. You can't have affordability without density with our land prices. A few subsidized units here and there are barely a drop in the bucket and a good bullet point on a politician's resume but do little to address the problem. Relax zoning, relax density limits, and encourage developers to build the types of units we'd like to see. Do what ever it takes for it to make economic sense!
Housing Supply for Future Needs	13.1	Housing Supply for Future Needs: Section 13.1 is too number specific.
	13.1	Remove "seek to" and begin at "Designate additional capacity for..."
	13.1	13,500 apartment units – needs to articulate that these need to offer a range/diversity of housing (e.g. below market, etc.). Also, who are the 10,000 people who will be moving into the core? Families? Singles? Elders? Will the demands of the new residents align with the needs of those currently living there? How will this be addressed?
	13.1- 13.2	It is suggested that policy be added to acknowledge the importance of transportation to housing affordability and detailing how the additional 16,200 units will be primarily developed in proximity to the major improved transportation routes.
	13.1 – 13.2	We strongly endorse this statement of focusing the production of the suggested 16,200 additional housing units to be located in the urban core, town centers and larger urban village areas. However given the common experience and practice of OCP documents, being primarily documents that support status quo, it will be necessary to very clearly outline in great detail how this substantial number of additional units can be accommodated within the designated areas.
	13.2	Remove "give consideration" and begin with "Allocate additional housing capacity..." More specific development targeted to specific income brackets
Housing Affordability in General	13.3	The use of amenity density bonus is most appropriate for providing affordable housing. I recommend making this explicit in a policy in this chapter. See my more explicit comments under 10 Plan Administration below.
	13.3	Should be explicit – beyond "temporary shelter" please add "and temporary housing."

Sub-Topic	Plan Reference	Feedback
	13.3 – 13.8	Here again the statements are positive and supportable, however, unless hard targets and specific action statements are referenced in later follow-up documents there will be little positive impact.
	13.3- 13.8	Major policies promoted by SmartGrowth BC to initiate affordable housing should be adopted where appropriate within the City of Victoria.
	13.4, 13.7, 13.10	The GV Coalition to End Homelessness and “housing providers” should be mentioned. The Vancouver Island Health Authority is also not mentioned yet they are also involved with providing housing.
	13.4	It’s important to name the levels of government – Provincial and Federal. Academic institutions also have a role to play in providing us with the research needed to leverage support.
	13.5	The original reason the provincial government enacted s.904 of the Local Government Act was to provide for market-built affordable housing. Unfortunately amenity density bonus is not often used for actually securing built units. In noting that by far the most pressing issue identified by the community early on in this OCP process was affordable housing, I recommend that all or the majority (i.e. 90%) of amenity density bonus benefit be in the form of affordable housing or cash in lieu. Parkland and fulfilling the goals of the Greenways Strategy can be acquired through development cost charges (indeed, no funding for parkland should come from amenity density bonus). This recommendation has implications for the draft Downtown Plan that views amenity density bonus as a way to pay for a variety of Core public amenities and does not focus on using it for affordable housing.
	13.5	Housing affordability mentioning the Coalition to End Homelessness.
	13.5	“across the housing continuum” we recommend adding “with a focus on safe, affordable, permanent housing.”
	13.6	Development of a Comprehensive Housing Strategy should be a priority in OCP Implementation Plan with set timeframe and deliverables.
	13.5, 13.6	Consider removing regulations / barriers as a strategy. The way we do business is needlessly expensive. Streamline City processes to maximize affordability; and consider reduction in property taxes – much higher than is needed to keep pace with inflation. What is City willing to do to reduce taxation rates?
	13.6	In 13.6 a reference is made to a Comprehensive Housing Strategy. This document appears to have received limited circulation and is largely unknown to both the Housing Action Team and the Coalition Housing Working Group Committee.
	13.6	Need to recognize in Comprehensive Housing Strategy that four storey wood frame construction is optimal for housing affordability.
	13.8	Section 13.8: Consistent with article 15 (1) of the Canadian Charter Of Rights (“equal benefit of the law without discrimination”), remove the identification of which particular groups of people should receive housing assistance and support services. Instead simply state the obvious, that the people best suited to receive such assistance are those in need (regardless of their race, national or ethnic origin, colour, religion, sex, age or mental or physical disability).

Sub-Topic	Plan Reference	Feedback
	13.8	Housing Affordability in General: Section 13.8 needlessly identifies groups of people who should only be referred to as 'low income' or 'economically disadvantaged'. People from all sectors who requires subsidized housing should be considered.
Transitional and Supported Housing	13.9, 13.19	There is common agreement that senior levels of government provide the major capital and the entirety of the operating subsidy dollars for such housing, however the City of Victoria can play a leadership role in adopting policies whereby each of the community areas throughout the city play a role in accepting such housing in their own neighbourhoods.
	13.9	Add permanent affordable housing to the list of "transition and supported housing option."
		(Re Transitional and Supported Housing)We wouldn't have so many people in this category if there was a stronger, more vibrant and working economy. Let's look at job creation as a solution to poverty (i.e. homelessness, social problems). A strong economy means fewer drug problems, child poverty, etc. You get the picture (e.g. the local weekend markets are thriving).
Non-Market Rental Housing	13.10	Policy 13.10 could be greatly strengthened by drafting policies that work with and complement a complete range of affordable housing tools. For example all private sector condominiums should be built on the basis of inclusive zoning and incorporate a level of affordable housing appropriate to their location and other features, i.e. 834 Johnson Ave. (dedication of 12 units for low income single individuals experiencing multiple sclerosis) developed within an upscale 10 story concrete high-rise.
	13.10	Co-op housing is under-discussed in the OCP. This is one place where it could be added.
	13.10	You cannot mix poor, clean living seniors with all the smoking and drug addicts in subsidized housing. I care about my health and try to look after my health. They don't! They spend all their money on their drugs of choice. I have to use my small amount of pension money for food and shelter. Poor, clean living seniors need their own building and place all the problem people in their own building with 24/7 supervision.
		NO PUBLIC PRIVATE PARTNERSHIPS
Market Rental Housing	13.11-13.16	There should be policies added to promote and facilitate development of private rental housing even though under the present environment such housing is near impossible to develop unless there are some forms of incentives or subsidies. Promoting such policies will facilitate better partnership in the future with the non-market sector to create more affordable rental housing.
	13.11	13.11 – The subsections here tells project proponents that they are responsible for replacing or maintaining existing rental units with an equivalent number of units on the project site or with cash-in-lieu. We point out here that the city has turned down multiple rental housing proposals over the years and therefore the responsibility for the lack of rental housing rests on the city's shoulders. We acknowledge adverse federal tax laws contribute to a lack of renewal within the rental market.
	13.11.1	Policy 13.11.1 should be greatly expanded to include the importance of retention of existing rental units by also outlining the target demographics of the population both today and in the future. For example as our demographics will include a much greater number of senior residents the existing facilities should be modified and improved to accommodate this population.

Sub-Topic	Plan Reference	Feedback
	13.12	The notion that a 4% residential rental vacancy rate as a crisis point but this has been the situation for several months; working to reduce that number.
	13.12	Policy 13.12 - is a fairly standard policy that is adopted Canada wide. However its application has seldom been experienced. Primarily due to the fact that vacancy rates have seldom risen above 4% and in communities where vacancies are substantially in excess of this rate the economics of converting to strata is severely hampered by other market realities. Therefore it is suggested that other policies be adopted that work more closely in partnership with the private sector to maintain existing rental stock but at the same time giving serious consideration to facilitate strata conversions subject to rental or alternatively affordable homeownership is being provided.
	13.12, 13.13	Strata properties allowing rental and using covenants to secure that option; concerns related to rental rates being set too high; Covenants have been successful; more work needed in this area; federal regulations in terms of taxation.
	13.14	Policy 13.14 - such a policy is now almost universally incorporated into strata registration documents. Adopting such a policy greatly improves the marketability of a strata project for investors who may not reside within the project.
	13.14	Limit rentals, as per wishes of owners/occupants, not business/realtors
	13.14	Excellent inclusion of the goal of including rental units in strata developments.
	13.15	"housing & homelessness" suggests garden suites will be encouraged. I have a large lot in Fairfield (75x110) and am precluded from considering this by what I consider unduly restrictive setback/height and sq ft occupancy bylaws. These should be relaxed generally in older communities where many homes were built under different (much less restrictive) rules.
	13.15	Section 13 – P. 92 – I didn't see mention of innovative housing strategies such as garden apartments.
	13.15 – 13.16	Policy 13.15 & 13.16 - we would strongly endorse such policies to be innovative mechanisms to create a substantial amount of additional affordable housing.
	13.15	I understand that if you raise your house and create a secondary suite that you cannot rent it out for five years. If I am wrong, great, but if not, it does not encourage the direction proposed in the Oaklands Local Area Plan.
Market Ownership Housing	13.17	Policy 13.17 - this policy should be much more prescriptive outlining how the City of Victoria will allow granny suites, duplexes and garden suites as is presently being investigated by the Municipality of Esquimalt. Such policies are highly complementary to community sustainability and regeneration policies. Further encouraging such policies have a dramatic positive impact on regenerating communities to facilitate and complement the needs of the changing community demographics.
	13.17	Increase suite options (mortgage helpers)
	13.18	Allowing smaller lot size and rewarding smaller homes with tax breaks
Housing	13.19	Do not ruin our environment by allowing duplexes, townhouses, apartments and secondary suites in residential areas.

Sub-Topic	Plan Reference	Feedback
Diversity		Vic West has more low-cost housing per area than any other town of Victoria's size in the country. It is a nationwide problem. More housing we create, more homeless move in. Scatter low-cost housing in other municipalities.
	13.19	Burnside Gorge recommends that a Broad Objective be worded to the effect that a 'housing continuum' be encourage and developed within all neighbourhoods in Victoria to promote community integration and diversification – particularly of affordable housing, transitional and supported housing, and non-market rental housing. Government-assisted housing as per Figure 15 should not be clustered in one or two neighbourhoods but dispersed throughout Victoria - 13.19 does not address this adequately.
	13.19-13.24	All of the suggested policies in this section can be strongly endorsed. However both the non-market and private market sectors of the housing community have in reality faced extreme opposition from neighbourhood associations to any form of housing that does not complement status quo. Such policies must be complemented with a vision and goals that all neighbourhoods are part of the solution to participate in developing a truly inclusive community.
	13.20	More subsidized housing, affordable co-ops
	13.20	Think of a way to incorporate more housing co-ops that people can buy. I would like to own, but it is unaffordable for a single mom making a good income. Look at Jasper, AB as a model for co-op buy housing. No need for government subsidy. Allow lower cost housing.
	13.20	The importance of having family friendly developments should be emphasized. This concept is more than just housing for families but more an access to community functions for families. Condominium developments should include affordable housing for families.
	13.20	Another thing to consider: end age discrimination in housing. Young people and families are locked out of a shocking percentage of our region's housing stock. You can't have a "only whites!" building so why can we have an "only 65+" building?
	13.22, Figure 15	with limited financial resources and fewer spots / beds for those more frail (long term care) i am worried about what will happen to these residents of victoria. the community plan seems to end with "assisted living" and doesn't address the need for more residences dedicated to the more frail and elderly. <u>they cannot live with the hard to house population that the city is also being asked to house!</u>
		Workforce housing needs to be an explicit priority.
		Difficult to find rental suites that allow pets (Issue of companion animals not addressed in housing section)
		Growth needs to reflect a range of incomes, ensure housing for permanent (not vacation etc.) residents is prioritized.
		Adding a bullet that captures the idea of live/work, mixed-use development, particularly in high employment areas.
Stable Housing with Support Services	13.25	Policy 13.25 - here again reference is made to the City's Comprehensive Housing Strategy. This strategy should be updated and distributed amongst the non-market and private market, neighbourhood associations and other various housing stakeholders.
	13.25- 13.28	There is a burgeoning population of youth that are insecurely housed and are not attached to any agency – yet cannot return to their family of origin due to abuse and affordability issues, and family dysfunction. (Note that currently in the City of Victoria, there are only 16 dedicated permanent year-round transitional housing beds designated for youth (Pandora Youth Apartments and Threshold Society); and 8 year-round shelter beds (Kiwanis); and 30 seasonal emergency shelter spaces (Out of the Rain). Given the potential increase in the number of youth at risk of becoming homeless, this population requires special considerations in the OCP.

Sub-Topic	Plan Reference	Feedback
	13.25	Use Housing First definition from Housing and Harm Reduction: A Policy Framework for Greater Victoria
	13.25	It is important to name the government bodies: i.e. “supports the efforts of the Provincial & Federal Government, BC Housing...”
	13.25	This statement implies that all homeless people have addictions and mental health issues and should not be worded as though they are all necessarily linked... “For some people, addictions and struggles with mental health will compound the difficulties they face in obtaining and maintaining housing.” Also, the health of an individual will inevitably worsen if he or she becomes homeless. The key is to have the resources (housing and services) to intervene early. This also raises the issue of prevention, which is vitally important to prevent vulnerable citizens from tipping over and potentially becoming homeless.
	13.26 – 13.28	Policy 13.26-13.28 - there must be a much stronger policy that outlines support and strategy of how various goals will be achieved. For example, the elimination of homelessness will only be achieved if there is a strong commitment of community and government resources being dedicated to this issue. To date there is strong community support for eliminating homelessness, through public surveys this is the number one identified issue to be addressed by our community leaders. However the stakeholders and agencies taking the lead of addressing homelessness are repeatedly informed that the financial resources are not available at this time.
	13.27	In discussions about the other supports needed by people experiencing challenges with housing, food security is a crucial and should be mentioned here, as well as health, social, and harm reduction services.
	13.28	Again, it would be good to name the levels of government. Also, basic needs list should include food, and “shelter spaces” seems out of place here – perhaps simply “shelter/housing.”
	13.28	Public Parks, Recreation and Culture are NOT shelter spaces. When they are commandeered by homeless people and/or their advocates they are de-facto 'off-limits' to the public that pays for them. (and cleans them after the invasion)
	13.28	The Environment & Infrastructure Standing Committee discussed the increase of toilets as being cost prohibitive but increasing water access is viable; noting that in this bullet.
	13.28	The homelessness issue is a tough one to deal with when mental illness is often involved and lacking proper care facilities, HOWEVER, a showering facility would greatly improve prospects for any homeless people who are actually willing and able to hold a job!!! It would also facilitate benign, if not useful, participation in society as a whole (rather than a stigmatized, disease-ridden group who must constantly be shuffled on to the next location lest they frighten the tourists.)
		Homelessness. How do they encourage shelter housing? The extreme weather program has not traditionally been the responsibility of local governments. How does that fit in to an OCP? The City has grants that are made to traditional housing, partnership opportunities, many different ways that development happens for crisis housing. The OCP looks at the whole housing continuum and how the City can create tools to encourage more housing.
		Strategies based on in depth study of the causes of homelessness need to be included.
		Needs of those on welfare or not able to get on welfare. You have addressed different types of housing, but many

Sub-Topic	Plan Reference	Feedback
		homeless or inadequate housing because of provincial legislation re welfare rates. This is a provincial responsibility, but by legislating extreme poverty (so extreme that below survival level) they are not meeting their responsibility. The City is rightly trying to look after its citizens by taking on some of the load, but the Province has to stop treating people as 2 nd class citizens and start to put in some real incentives for people to become employable and pay an amount that people can live on. Rent and \$187 per month does not cut it. The City is no doubt talking to the Province about this issue but I wonder if UBCM (if not already involved) could bring some sense to government. Is it possible too that the City could (with Provincial government permission) pay welfare recipients (on top of welfare) to clean up streets or to work in jobs that would possibly teach new skills and start to repair shattered spirits.
		Awesome words, but I continue to see council and planning almost always side with those who want to "raise the drawbridge" when it comes to additional housing in the city, specially when not for the upper classes.
		Again...keep the system simple and easy to manage...period
		It's hard to deal with this problem with so little resources and the entire region "dumping" their problem on us. You might be wondering "how can this guy link density to THIS issue???" well I can, watch me! We don't have the resources to deal with these problems, we need a bigger tax base to better fund these social services. Drastically increase density and enjoy a drastic increase in tax income. More people on the streets to make them feel safe and vibrant, and more money in city coffers to help the homeless.
Upgrades and Adaptations to the Housing Stock	13.29	the definition of 'renewal' and concerns that this term suggests demolition. The word viability a better term.
	13.29-13.34	Bring back and tighten demolition bylaw re: suites (less than four units).
	13.29 – 13.34	One of the most critical challenges facing the City of Victoria will be the dramatic loss of the rental housing stock which is now on average over 40 years of age. The private sector under the present taxation and economic realities is finding it extremely difficult if not impossible to properly maintain such stock. Over the next decade several thousand such units could be lost unless policies and actions are adapted to assist the private landlords. The City of Victoria could play a leadership role by developing policies and program initiatives that will foster private landlord interest to maintain and improve this important segment of the affordable housing stock.
	13.29 – 13.34	We appreciate that this section highlights that there isn't one-size-fits all approach to housing and that the plan encourages the "renewal and adaptation of the housing stock to meet future housing needs" in addition to new builds – this is an essential aspect of long-term planning.
	13.30	Developing or renewing housing stock also working to improve energy performance.
	13.32	Policy 13.32 - over the past 30 years this has become a standing policy for many municipalities. However to generate significant action on reuse and conversion of older downtown buildings "action policies" and significant financial incentives over and above what has been provided to date, are required.
	13.34	Wording is unclear.
		Encouraging the retention of rental buildings but providing clarity on the lack of public funding for building rehabilitation and developing a more realistic plan.
		The statement on P. 92 that: "...much of the rental housing stock was built before 1981 and will need to be updated or replaced within the term of this plan." We feel strongly that the plan must reflect a strategy to ensure that citizens are not displaced or exposed to homelessness because of the scope and duration of any capital upgrades to the aging

Sub-Topic	Plan Reference	Feedback
		housing stock.
		Landlords and home-owners face a kafka-esq horror-show of zoning and building code rules when they try to do things "by the book". Make things easier, relax the rules to the bare safety minimums.
		Does the OCP retain rental accommodation or protect conversion to condos?
General – Other		<p>I see some vague plans to encourage more housing in the region. However, I read stories like this: http://vibrantvictoria.ca/local-news/city-hall-feels-no-love-for-rental-building-amidst-tight-rental-market/. Why do rules against height and density exist? Why must parking spaces for automobiles be provided for each dwelling? I'd love to live in a building without paying a premium so someone else could park their car in front of it. I'd love to pay significantly less rent because there were two more floors of people sharing the cost of the building and land. While we're at it, let's remove mandatory setbacks from property lines. Why force someone to have a yard or wasted space when real estate prices are so high in this city?</p> <p>Basically, I'd like the city to remove all barriers to housing density.</p> <p>More creative and proactive approaches to affordability are needed under every sub-topic in S. 13.</p> <p>Meshing the needs of the development industry with affordable housing.</p> <p>increased access to affordable housing</p> <p>Housing affordability and ensuring that people who work in Victoria are able to live in Vicotria needs to be addressed.</p> <p>The poor and more marginalized [are not captured]</p> <p>Homeless people[are not captured]</p> <p>While the growth of seniors in our population has been included, I think the economic realities of that are not. We will need more rental space than condos and high value single family dwellings; and, we will need more socially challenged facilities and medical services than is now reflected in the OCP.</p> <p>I like the idea of having more diverse housing within neighbourhoods (townhomes, duplexes, etc) but they should be restricted to 3 stories in areas outside of the urban core.</p> <p>A public discussion where the idea of 'deserved' housing may be an overly bold statement.</p> <p>Not enough in here about homelessness. This is a serious issue that needs to be dealt with adequately to support homeless people who have a real need for the bettering of their conditions of life. This survey did not even come close to adequately addressing this real problem.</p> <p>We applaud the inclusion of sections on housing/homelessness and community well-being in the OCP.</p> <p>There is a notable absence in the plan of specific strategies to engage and address the needs of Aboriginal/First Nations. This appears to be a glaring omission that requires attention given the estimated population growth, number of Aboriginal people disproportionately represented among homeless shelter users and number of children in MCFD care.</p> <p>[...] Same goes with the homeless, if you don't like them sleeping in your door way then give them somewhere else to</p>

Sub-Topic	Plan Reference	Feedback
		sleep. It's going to happen either way, its just better if there's a place dedicated to their use.
		Everyone deserves a place to live, there should be some form of income earned to qualify. No free loaders allowed
		Let the market work - do not try to decide who should be subsidized and then create housing. That responsibility belongs to others.
		More housing stock! More variety. Make rental construction profitable again through a mix of relaxed zoning and tax breaks.
		Higher density living structures require regulatory support for quality of experience for owners/occupants.
		Families need pets, indoor pets.
		Storage in unit should be provided and some shelving, etc. A space in the basement which is not very secure is not substitute for storage in unit; 40 sq. ft. convenient to kitchens when they are small, corridors to kitchen (see Lord Simcoe Apartments)
		This new City plan includes bikes. They require safe keeping; corridors, elevators should be designed/finished so pets and bikes are not a threat to surfaces (walls and floors).
		Quality bikes are needed if used for commuting. These are NOT safe in large remote bike rooms with little key control. Facilities should include bike room on each floor, permission to have bikes in unit.
		All building entryways should have quality bike racks for visitors or short term use by tenants.
		Require as per Alberta and Ontario: Engineering study and documentation for owners, 25 year maintenance plan and cost estimates. Financial documentation to address associated costs, mandatory monthly payments to cover planned maintenance (30 year roof, new elevator, balcony and structural integrity) so no major cash calls and no sale of units by third party speculators just before repairs/costs are incurred (such sales disadvantage owners/occupants and depress prices (e.g. 2010/11 speculation in "_____ " phase increases prices unnecessarily).
		The less complicated the better. How about one housing committee period
		I was a great supported of Open Door and Rev Al's good works. I supported the union of the Open Door and Upper room to create Our Place. I regret that support. Sentiment and political correctness over-shone common sense. Victoria, as a City has created a large enclave of those in need - and those susceptible to abuse from drug-dealers and others. Several smaller Doors-of-Refuge throughout the region would have been better than what has been created.
		All awesome goals, but will the city do what it takes?
		Co-ops and strata titles are required to protect owner's investment and security, not to encourage (offshore) third party investment/speculation.
		Make housing a priority for those who live and work here, not those who come and spend here.
		Options to achieve affordable housing objectives including embracing density, working with senior levels of government and bonus density.
		Under Housing affordability, there is no mention of the Coalition to End Homelessness as a partner or otherwise, which is a glaring oversight that needs correcting.
		Overall the plan needs to deliberately address how we are going to keep youth in Victoria by providing greater access to affordable housing, employment options, and services.
		No "Measuring Progress" performance indicators. I highly recommend "Measuring Progress" performance indicators

Sub-Topic	Plan Reference	Feedback
		be included in each section.
		The overview contains two ambiguous terms: "housing affordability and affordable housing". These terms are viewed by most people as synonymous. The term "affordable housing" should be changed to "social housing" to avoid confusion.
		Differentiate between affordable housing and affordability
		Housing costs per square foot are normally highest in the vicinity of the central business district (CBD) where many people work, because residents trade-off commuting costs against housing costs. The more viable is the CBD, the less viable will be the attempt to provide affordable, non-market housing in the downtown core. There is a rent gradient. The trade-off must be detailed within the OCP. What is the impact of the affordable housing initiative on the budget (tax-base)?
		The belief that Victoria has to resolve both the housing affordability problem and the homelessness/street people problem for the whole of the CRD is misplaced. Improvements in housing affordability cannot be achieved without access to more land, or movement towards greater urban density. Improvements undoubtedly also require the use of fiscal instruments that are only available to higher orders of government.
		Housing costs per square foot are normally highest in the vicinity of the central business district (CBD) where many people work, because residents trade-off commuting costs against housing costs. The more viable is the CBD, the less viable will be the attempt to provide affordable, non-market housing in the downtown core. There is a rent gradient.
		The belief that Victoria has to resolve both the housing affordability problem and the homelessness/street people problem for the whole of the CRD is misplaced. Improvements in housing affordability cannot be achieved without access to more land, or movement towards greater urban density. Improvements undoubtedly also require the use of fiscal instruments that are only available to higher orders of government.
		There is a need to examine the context and challenges related to the sustainability framework. The City plans should encompass complete communities.
		Overall, the broad objectives and policies in Section 13 are missing "action words": check for weasel words throughout S. 13.
		Section 13, Housing and Homelessness – We join you in concerns about affordable housing and housing affordability.
		Special effort should be made to establish affordable housing and homeless policies to address the specific needs of our First Nations population.