



2022 GVAT Homes for All Municipal Policy Platform

September 28 2022

We seek these public commitments from candidates:

1. Thousands of New Units of Climate-friendly Non-Profit Affordable Housing

This includes the following policies and initiatives to facilitate delivery of homes:

- A streamlined, delegated approval process for non-profit and cooperative housing proposals if consistent with the Official Community Plan
- Land assembly, including potential use of expropriation powers for key sites, in conjunction with senior government financing programs or using Municipal Finance Authority
- Locate projects near major bus routes and cycling infrastructure, and invest in appropriate nearby family amenities
- Provide incentives for non-profit housing organizations and co-operative housing societies (financing support, fee reductions, expedited approvals etc)
- Ensure sufficient staffing to expedite review and approval of co-operative and non-profit housing development projects and coordinate with city departmental processes, infrastructure, and transportation networks to speed construction
- Support for CRD budget and staff to scale up the regional housing program as approved by the CRD Board in their July 13, 2022 meeting.
- New construction to avoid combustion appliances (i.e. oil, wood, natural gas) and adhere to high standards of energy efficiency

2. Housing For People Currently Unhoused

This includes the following policies and initiatives:

- Contribute more funding for supportive housing solutions across the region.
- Promote and approve well-located new supportive housing, with dignity for residents, services matched to their diverse needs and stronger funding and coordination mechanisms for social service delivery
- **Press the Province and Federal Government to:**
 - Increase funding for supportive housing
 - Provide additional targeted funding for associated services, including mental health treatment, detox and other rehab and employment services

3. Better Protection for Tenants in Low-Cost Rentals

This includes the following policies and initiatives:

- Require that any tenant facing renovation or demoviction is entitled to:
 - Temporary accommodation, moving expenses and
 - First right of refusal for new / renovated units at rents comparable to prior levels, or not exceeding 30% of income (with recognition that some tenants may need additional support to return to comparable units)
- **Press the Province to:**
 - Legislate real rent control measures due to the current housing emergency.
 - Legislate to enable a right of first refusal for public and non-profit housing agencies to purchase existing multi-unit rental buildings

4. More Affordable New Construction While Protecting Existing Rental Stock

This includes the following policies and initiatives:

- Provide Incentives for developers to offer at least 1/4 of units (in square footage) in new rental construction at 30% below market rents, then the project qualifies for fast-track review and delegated approval process, bonus density and / or supplemental low-interest financing through a municipal corporation.
- Prevent redevelopment of existing rental buildings *unless* all rental units are replaced and current tenants offered interim accommodation and right of first refusal in new units at comparable rents to those they currently pay.

Other municipal specific policies

District of Saanich, Esquimalt and Oak Bay:

- As Victoria has done, amend bylaws to prevent conversion to condominiums of existing rental buildings without replacement of rental units.

Victoria, Esquimalt:

- As Saanich and Oak Bay have done, amend bylaws to allow both a secondary suite and boarder in existing R1 zones.