

EXISTING RGS FRAMEWORK					
Key Strategic Area: HOUSING AND COMMUNITY					
GOAL	Imbedded Principles	Strategy	Actions	Goals Arising from Housing Sub-Strategy	Report card
Build Complete Communities ¹	A focus on building complete communities leads to enhanced social sustainability	Urban development projects are to contribute to community completeness by: <ul style="list-style-type: none"> • Locating in the Metropolitan Core or a Major Centre; • Locating within a 10-minute walk of the Metropolitan Core or a Major Centre; • Co-locate with a mix of housing, employment, services and recreation; • Housing projects are located within a 10-minute walk of commercial centres, employment areas, recreation facilities, schools, parks or community gardens; • Avoid locating in areas with high seismic hazard; • Located within a 7-minute walk of public transit. 	Commitment from municipalities through the Regional Context Statement (RCS) of the Official Community Plan (OCP) to build complete communities –as defined by the metrics established in the RGS text		<p><i>All OCPs were amended with new RCS that were accepted by the Board.</i></p> <p><i>Regional Housing Affordability Strategy adopted by Board.</i></p> <p><i>Established the CRD Housing Secretariat.</i></p> <p><i>Established the Regional Housing Trust Fund.</i></p> <p><u>Report on indicators:</u></p> <p><i>Share of net new attached dwelling units by structural type</i> Between 2001 and 2007, the cumulative share of attached dwelling units increased to 56%, while the share of new attached dwelling units built in 2007 rose to 68%.</p> <p><i>Stock of existing and new rental units</i> In 2007, there were 24,069 existing apartments and row houses for rent in the Victoria Census Metropolitan Area, a loss of nearly 500 in 2001.</p> <p><i>Rental Unit Vacancy Rate</i> In October 2011, the vacancy rate was 2.1%, a 0.6% increase since October 2010.</p> <p><i>Number of Households in Core Housing Need</i> In 2008, 18,305, or 12.8% of households in the Growth Management Planning Area were in need, an increase of 1,500 from 2001. Next data release will be in 2013.</p> <p><i>Stock of existing and new rental units</i> In 2011, total rental units were 24,532, up from 23,569 in 2001.</p> <p><i>Observed Number of Homeless</i> In 2007, there were 1242 homeless, an increase of 542 from the baseline count of 700 in 2005.</p>
Improve Housing Affordability	Adherence to Urban Containment Boundary may result in decrease in affordability, therefore efforts required to balance impact with subsidy programs	Prepare and adopt a Regional Housing Affordability Strategy to address housing needs of vulnerable populations ² , including: <ul style="list-style-type: none"> • Identification of market and non-market housing affordability issues for no, low and middle income and special needs households; • Recommend policies and actions to address issues; • Involve the broader community in developing the strategy; • Act as a catalyst for activities to improve housing affordability in the region. 	Partner with the Vancouver Island Health Authority, the Capital Region Housing Corporation, member municipalities, the Province, business and community interests and the Federal government to develop, through an implementation agreement, a Regional Housing Affordability Strategy Implement the Regional Housing Affordability Strategy through a partnership with the agencies listed above.	<p>Increase supply of affordable housing as measured by:</p> <ul style="list-style-type: none"> • Increase proportion of small, single-detached lots to 30% of all single-detached lots created annually by 2011 • Increase cumulative share of attached dwellings to 60% of all units created by 2011 (from a benchmark of 49% in 2001) • Achieve 10% annual increase in production of new rental units by 2011 <p>Reduce number of people in core housing need, especially low income renters as measured by:</p> <ul style="list-style-type: none"> • 25% reduction in number of households in core housing need by 2011 (from benchmark of 18,535 for the CRD in 2001) <p>Reduce number of homeless people; support transition out of homelessness as measured by:</p> <ul style="list-style-type: none"> • Achieve 10% annual increase in production of new rental units by 2011 • Reduce number of homeless people by 50% by 2016 (from benchmark of 700 in 2005) 	
<p>Comments:</p> <p>1. Move complete communities goal to Strategy 1 – Keep urban settlement compact</p> <p>2. Vulnerable populations include low and middle income households, elderly, youth, those with special health and other needs, homeless individuals.</p>					The numbers are the most currently available based on 2006 Census, CMHC data, CRD State of the Region report and other CRD Data

PROPOSED RGS/RSS STRUCTURE AND APPROACH				
Key Strategic Area: HOUSING AND HEALTH				
Guiding Principle(s): Quality of life, social equity and health of vulnerable populations are inextricably tied to access to affordable housing and transportation.				
GOAL	STRATEGIES TO ACHIEVE THIS GOAL	SUB-STRATEGIES OR ACTIONS: Each Strategy should have detailed sub-strategies or actions assigned, with actions identified for the CRD to undertake and expectations for municipalities and partner agencies clearly laid out.		
		CRD Commitment	Municipal Commitment	Other Gov'ts, FN and Partner Agencies
Increase availability of affordable housing	<p>Prepare an update to the Regional Housing Affordability Strategy (RHAS) that considers:</p> <ul style="list-style-type: none"> Developing a housing continuum model to identify housing gaps and priority areas for affordable housing action Identification of available federal, provincial, regional, municipal, private and community funding and land resources which may be used to respond to increasing the supply of affordable housing development or rental/homeownership subsidization The need for municipal 5-year affordable housing plans with targets and procurement plans; Strategies/actions to increase the size of the Regional Housing Trust Fund Strategies/actions to re-invest the equity in existing Capital Regional Housing Corporation housing stock Identification of strategies/actions to remove barriers to providing affordable housing Increasing opportunities for housing close to existing multi-modal transportation and other community infrastructure and facilities <p><u>Approach:</u></p> <ul style="list-style-type: none"> Conduct an update of the Regional Housing Affordability Strategy Coordinate goals, strategies and actions with Strategic Initiatives: Managing & Balancing Growth and Transportation 			
Reduce number of people in core housing need ¹ especially low income renters	<p>Increased delivery of regional policies to encourage a full spectrum of innovative housing initiatives, as through the RHAS by considering:</p> <ul style="list-style-type: none"> Introduction of incentives for secondary suite development Preservation and improved energy efficiency of existing lower-cost rental housing Revised Development Cost Charge calculation methods to support smaller, affordable unit development Development of an advocacy strategy aimed at senior governments to: <ul style="list-style-type: none"> Provide tax credit incentives and tax law adjustments to facilitate production of affordable rental units Modify the Rental Assistance Program to expand eligibility Prepare a National Housing Strategy <p><u>Approach:</u></p> <ul style="list-style-type: none"> Conduct an update of the Regional Housing Affordability Strategy 			
	<p>Support the development of enabling local government housing policies and regulations for affordable and attainable market housing across the region</p> <p><u>Approach:</u></p> <ul style="list-style-type: none"> Identify increased outreach opportunities for the Housing Secretariat 			

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Reduce the number of homeless people and support the transition out of homelessness	Increase or sustain funding to ensure regional collaboration on ending homelessness <i>Approach:</i> <i>Identify opportunities for the Housing Secretariat to leverage agreement and funds between housing providers to create new units</i> <i>Develop an advocacy strategy through the updated RHAS</i>			
	Sustain partnerships and implement the adopted Regional Affordable Housing Procurement Plan <i>Approach:</i> <i>- Identify roles and actions for Housing Secretariat and other partners in implementing the procurement plan</i>			
Increase Community Health	Strengthen the social wellbeing of vulnerable populations ² through a social well-being sub-strategy that considers: <ul style="list-style-type: none"> • Quantifying the gap between needs and available services/facilities for vulnerable populations • Preparing a long term Capital Region Hospital District integrated capital and operating resource plan • Identifying strategies/actions to address identified gaps and coordinating an approach among partners and municipalities • Coordinating with the RHAS to provide for the housing needs of vulnerable populations <i>Approach:</i> <ul style="list-style-type: none"> - Conduct a Community Health & Well-being sub-strategy in partnership with the Vancouver Island Health Authority - Consider the needs of vulnerable populations in other sub-strategies (RHAS, Food Security) and parallel plans (Regional Transportation Plan) - Consider the needs of vulnerable populations through the goals, strategies and actions of the Managing & Balancing Growth and Transportation strategic initiatives 			
	Support municipalities in the development of healthy and complete communities through regional strategies on affordable housing, community health & well-being, food security and parks and trails <i>Approach:</i> <ul style="list-style-type: none"> - Conduct regional sub-strategies listed above - Consider direction from CRD Parks Strategic Plan 			

Comments:

¹ Core Housing Need ~ A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability, standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards.) •Adequate housing is reported by their residents as not requiring any major repairs. •Affordable dwellings cost less than 30% of total before-tax household income.

•Suitable housing has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

² Vulnerable populations include: seniors, at risk youth, the mentally ill, persons with addictions, and the physically and developmentally challenged.

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Take action on Climate Change	<p>Set strategies based on a climate action sub-strategy (consisting of both mitigation and adaptation) that addresses:</p> <ul style="list-style-type: none"> • Reduction of energy and fuel use associated with existing single family and multi-unit residential buildings; • Increase in energy performance and climate resiliency of new construction of single family and multi-unit residential buildings; • Identification of risks and vulnerabilities to a changing climate that will affect community health. <p><u>Approach:</u> Develop a climate action sub-strategy using several current data sources, including:</p> <ul style="list-style-type: none"> - Provincial and Federal policies, programs and initiatives (eg: Model National Energy Code, BC Building Code) - Green Building Rating Systems (eg: Net Zero, Living Building Challenge, LEED) - Resource recovery data and analysis from CRD Environmental Engineering - Municipal and Institutional Energy Reduction and Climate Action Plans - Other research and initiatives provided from CRD Climate Action Service - Academic and agency research on climate adaptation and vulnerable populations - Establish Regional Climate Adaptation Risk and Vulnerability Assessment 			