

Renters' Advisory Committee (RAC), 2019 to 2021

Strategic Work Plan



Principles:

RAC to identify a set of high-level values and principles that guide their work over their term.

Objectives:

RAC to identify a set of overarching objectives that are achieved through proposed actions. Some draft objectives are provided below for consideration and refinement:

1. Consulting on the City's Housing Strategy Actions & Policy Development
2. Building Tenant Awareness
3. Advocating to Multiple Levels of Governments
4. Addressing Emergent Issues

RAC Referrals Process:

The following process establishes efficient and effective methods for communicating between RAC, City Staff and Council.

Referrals to the Committee		Method of Communication to Council
From Council and City Staff	<p>City staff will refer relevant actions from the Strategic Plan and Housing Strategy to the RAC for input.</p> <p>RAC input may include support, endorsement and suggestions for refinement or prioritization of issues.</p>	<p>Consultation summary of RAC input will be included in staff reports to Council.</p>
From RAC Members (Emergent Issues)	<p>Emergent issues are not included in the Work Plan however, they may be added to a meeting agenda in the form of a motion for discussion at a meeting. Consideration of existing work plan priorities will be given to as well as RAC and City staff resources when discussing emergent issues.</p>	<p>Council may consider RAC motions that propose City action and resource allotment in response to emergent issues. Motions involving emergent issues will be brought to Council through either:</p> <ul style="list-style-type: none">• <i>Council liaisons</i> may bring RAC motions to Council Meetings in report form, if issues are urgent or do not require additional resources. This method requires less time and will not include staff recommendations.• <i>City staff</i> may bring RAC motions to Council in either quarterly reports, or in report form to the Committee of the Whole meeting, if the matters are not time sensitive and/or require additional resources. This method will require more time and will include staff recommendations.

Action Plan 2019 to 2021:

The plan below identifies key actions to be undertaken by the RAC within the current Committee term of April 1, 2019 to January 31, 2021.

Action Initiation Timeline	Action Items	Expected Outcomes
Objective 1: Consulting on Housing Strategy Actions & City Policy Development		
2019 Initiation	1. Market Rental Protection and Revitalization Policy includes, Tenant Assistance Policy Review and the Residential Properties Standards of Maintenance Bylaw	Creation of a staff report based on the summary of the RAC consultation and feedback
2019 Initiation	2. Family Housing Policy	
2019 Initiation	3. Secured Rental Housing Policy	
2019 Initiation	4. Rental Replacement Policy	
2020 Initiation	5. Tenant Ambassador Position	
2020-2021 Initiation	6. Co-op, Co-housing, and Land Trusts	
2020-2021 Initiation	7. Inclusive Housing	
2020-2021 Initiation	8. Intergenerational Housing	
2020-2021 Initiation	9. Housing Policy Working Group	
2020-2021 Initiation	10. Housing Talk Series	
Objective 2: Building Tenant Awareness		
2019 Initiation	11. Tenant Engagement Strategy (Housing Strategy Action)	Creation of a staff report based on the summary of the RAC consultation and feedback
2019 Initiation	12. Housing Champions (Housing Strategy Action)	

Action Initiation Timeline	Action Items	Expected Outcomes
Objective 3: Advocating to Multiple Levels of Governments		
2020	13. UBCM and AVICC Resolution Re: land value capture (Jan 2020)	Direct Submissions or Letters from RAC or RAC members to Government Bodies or Agencies
TBD	14. Advocate to Provincial Government to amend the Residential Tenancy Act to tie rental rates to the unit rather than to tenancy agreements	
TBD	15. Advocate to Provincial Government to amend the Residential Tenancy Act to reduce or eliminate pet restrictions in the Residential Tenancy Act	
TBD	16. Advocate to Provincial Government to enact legislation that bans smoking in private residences	
Objective 4: Addressing Emergent Issues		
TBD	17. Tenant safety (Licencing of landlords and police involvement)	Additions to the work plan may be directed to Council for resource consideration by Council liaisons or City staff
TBD	18. Utility bills charges	
TBD	19. Noise Bylaws and Enforcement	
TBD	20. Funding for tenant groups	

Appendix A:

Housing Strategy Action Referrals to the Renters' Advisory Committee:

The following actions will be referred to the City of Victoria's Renters' Advisory Committee by staff for input and will follow the timeline established within the Housing Strategy. These actions fulfill work plan objectives 1 and 2.

1. Market Rental Protection and Revitalization Policy

Explore additional incentives and regulations, including licensing, to preserve existing rental housing stock, ensure capital improvements are completed, protect tenancies, and prevent renoeviction of renters. This action captures ongoing work, including, the Tenant Assistance Policy Review and the Residential Properties Standards of Maintenance Bylaw.

2. Family Housing Policy

Consider the development of a Family Housing Policy, including a bylaw to mandate the creation of two and three bedroom units in new developments.

3. Secured Market Rental Policy

Beginning with a workshop to gather ideas from housing stakeholders, develop a Secured Market Rental Policy to incentivize the development of rental housing and to look for further opportunities to expedite and simplify development processes for affordable rental housing.

4. Rental Replacement Policy

Revisit the City's Rental Replacement Policy to ensure it is meeting the City's updated housing priorities.

5. Tenant Ambassador

Create a new dedicated staff position to support tenant and rental housing work including support for the Tenant Assistance Plan review, providing information on the redevelopment process to residents and staff, provide informational resources to renters and support and advise housing policy staff on tenant issues.

6. Co-op, Co-housing, and Land Trusts

Explore how to facilitate, incentivize, and support collaborative housing forms, including co-op housing, and evaluate the City's role in the development of these housing forms.

7. Inclusive Housing

Explore ways to ensure the City's housing policies are inclusive of individual identities including gender, sexual orientation, race, ethnicity, age, ability, and family status.

8. Intergenerational Housing

Explore intergenerational housing options to improve social inclusion and access to housing across generations. This will include developing partnerships within communities and piloting a project that matches eligible lodgers with seniors who have extra bedrooms available.

9. Housing Policy Working Group

Create a working group of key housing stakeholders who would meet quarterly to review progress on Housing Strategy action items, and flag new items for consideration.

10. Public Housing Talk Series

Launch a free, quarterly public educational series on Victoria's housing issues and innovative housing solutions.

11. Tenant Engagement

Create a best practices policy document outlining the most effective methods of engaging renters in the development of housing initiatives in Victoria.

12. Housing Champions

Consider developing a team to promote informed awareness and acceptance of affordable housing projects and housing/social initiatives in the community.