



CITY OF VICTORIA  
Affordable Housing  
Activity 2008 – 2010



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**FOR MORE INFORMATION:**

Sustainability Department  
T 250.361.0320  
E [kstratford@victoria.ca](mailto:kstratford@victoria.ca)



# Affordable Housing Update 2008–2010

Increasing the affordable housing supply has been and remains a top priority for the City of Victoria. This report provides a summary of the policy changes and financial investment the City has made to increase affordable housing between 2008–2010.

## Summary of Activity 2008–2010

	<b>\$ invested</b>	<b>Units created</b>
Civic Housing Fund	\$ 1,863,022	281
Regional Housing Fund	\$ 732,349	91
Social Housing Permissive Tax Exemption	\$ 33,760	51*
Secondary Suites	\$ 60,000	124
Development Permits	–	107
Housing Agreements	–	104
Travellers Inns (total purchase and operating costs less financial contributions from partners)	\$ 1,120,602	75
Greater Victoria Coalition to End Homelessness	\$ 300,000	964*
<b>Total</b>	<b>\$ 4,109,733</b>	<b>782</b>

\*already counted in other totals

## Civic Housing Fund

Since November 2008, the City contributed \$3,055,009 to the Housing Fund. This includes the annual contribution of \$250,000 for three years. It also included an additional \$2 million from surplus and negotiated developer contributions and interest earned. \$1.863 million has been granted from the Housing Fund to support the creation of 281 units of supportive housing, shelter space and rental housing for the low income individuals and families. The balance of the fund has been earmarked for projects currently under discussion. The chart below identifies the projects which received grants.

<b>Year</b>	<b>Agency</b>	<b>Address</b>	<b>Amount</b>	<b>Units</b>	<b>Type of units</b>	<b>Neighbourhood</b>
2008	Cridge Centre for the Family	Confidential	\$ 80,000	8	Women from transition homes	Confidential
2009	Cool Aid Society	525 Ellice St	\$ 296,341	104	80 emergency shelter beds and 24 supported housing units (incl 2 family units)	Burnside Gorge
2009	BC Housing	950 Humboldt	\$ 236,681	44	Supportive housing units	Fairfield
2009	Pacifica Housing	105 Wilson St	\$ 510,000	51	Affordable rental units	Victoria West
2009	Beacon Community Services	834 Johnson St	\$ 120,000	12	Affordable rental for adults with disabilities	Downtown
2010	Gr. Victoria Housing Society	575 Pembroke	\$ 250,000	25	Low income single rental	Burnside Gorge
2010	Gr. Victoria Housing Society	15/21 Gorge Rd	\$ 370,000	37	Low income family rental	Burnside Gorge
<b>Total</b>			<b>\$ 1,863,022</b>	<b>281</b>		

## Regional Housing Trust Fund

The City has contributed \$732,349 to the Regional Housing Trust Fund during this time period. This money has been used to build projects within the City and throughout the region. The following projects were built outside of the City borders:

Clover Place	3293 Douglas	18 units, rental, supportive housing for homeless (Pacifica Housing)
Forest Heights	2558 Quadra	19 units, rental, mixed tenants (Greater Victoria Housing Society)
Vergo	Mount View	18 units, rental, families, singles (Capital Region Housing Corp.)
Olympic Vista	Mount View	36 units, rental, homeless (BC Housing funded, CRD land donation)
<b>Total</b>		<b>91 new units</b>

## Social Housing Permissive Property Tax Exemption

City Council created a temporary 10 year permissive property tax exemption for social housing projects in 2009. One project, The Wing at 105 Wilson qualified for this exemption. The bylaw is in effect from 2010 up to and including 2019. The municipal tax value for 2010 was \$33,760.

## Secondary Suites Incentive Program

In 2007, the secondary suites policy was amended and in spring 2009 an incentive program was introduced to help residents create safe rental housing through secondary suites. A total of 124 secondary suites have been created in the past three years, 24 of which have applied for the incentive.

## Secondary Suites by Neighbourhood

Neighbourhood	2008	2009	2010	Total
Burnside	1	0	2	3
Downtown	0	0	0	0
Fairfield	5	8	12	25
Fernwood	3	3	8	14
Gonzales	6	10	7	23
Harris Green	0	0	0	0
Hillside Quadra	4	3	5	12
James Bay	3	4	3	10
Jubilee (North & South)	1	0	2	3
North Park	0	0	0	0
Oaklands	5	10	5	20
Rockland	0	1	3	4
Vic West	3	5	2	10
<b>Total</b>	<b>31</b>	<b>44</b>	<b>49</b>	<b>124</b>

## Secondary Suite Incentive Program

Opening Balance	\$250,000	
24 Applications received	\$120,000	Approved in principle
12 Grants paid out	\$60,000	\$5000 each
<b>Balance available</b>	<b>\$130,000</b>	<b>26 grants</b>

## Development Permit Activity

The City approved two development permits for the creation of private sector low income rental suites and signed 11 housing agreements that either limit restriction on rentals (in the case of strata projects) or create rental units and rent restrictions for a prescribed period of time. This impacted 211 new units.

Housing Agreements	# new units	Description
327–329 Masters Rd	1	No restrictions on rentals
1016–1030 Richardson	16	No restrictions on rentals
38 South Turner	1	No restrictions on rentals
2405–2409 Vancouver St	2	10 yr rental agreement with rental \$ restrictions
649 Manchester St	2	No restrictions on rentals
1046 Mason St	-1	No restrictions on rentals
606–612 Speed Ave	19	No restrictions on rentals
1057 Moss St	2	Retain 3 units for rental
640 Michigan	60	No restrictions on rentals
1004-1022 Pemberton Rd	1	Rental housing in perpetuity
2403 Fernwood Rd	1	2 dwelling units for rental for 5 yrs
	<b>104</b>	
<b>Development Permits</b>		
365 Waterfront Cres	84	Frail seniors
493 Burnside Rd	23	Rental units
	<b>107</b>	
<b>Total new units</b>	<b>211</b>	

## Greater Victoria Coalition to End Homelessness

The Mayor co-chairs the Greater Victoria Coalition to end Homelessness ([www.solvehomelessness.ca](http://www.solvehomelessness.ca)) and the City provides an annual operating grant of \$100,000. The City provided a total of \$300,000 for this time period. The total number of people housed during this time throughout Greater Victoria was 1597. This number includes everyone in Greater Victoria who lives in subsidized housing and/or receives rent supplements.

Year	Number of people housed	Number of units created**
2008–2009	400+	367
2009–2010	662	62
2010–2011*	535	535

SOURCE: GVCEH ANNUAL REPORTS

\* Fiscal year end is March. \*\*Includes rent supplements.

### Motels Converted to Housing

In 2009, the City purchased two motels formerly operated as Travellers Inns. The motels are being turned into supportive housing units. Partnerships were created with federal, provincial and regional levels of government. Total capital and operating investment by all partners has been over \$6 million for both projects. Costs of renovations are to be determined.

<b>Purchase price for both properties</b>	<b>\$ 5,599,175</b>
<b>Operating costs and projected expenses to Dec 31, 2012:</b>	<b>\$ 446,427</b>
<b>Capital, Operating and Projected Expenses to Dec 31, 2012</b>	<b>\$ 6,045,602</b>
<b>Financial Contributions</b>	
HPS Funding	\$ 1,225,000
Regional Housing Trust Fund	\$ 1,200,000
BC Housing (anticipated)	\$ 2,500,000
<b>Total Contributions</b>	<b>\$ 4,925,000</b>
<b>Balance</b>	<b>\$ 1,120,602</b>

CMHC RRAP Fund for renovations (\$24,000 per unit for total of \$1,800,000) has also been secured. Other funds for renovations are still being sought.



1 Centennial Square  
Victoria, British Columbia  
V8W 1P6  
[www.victoria.ca](http://www.victoria.ca)