

Vital Signs Perception Survey 09/07/2011

Housing

More Affordable / Subsidized Housing

- A More affordable rentals
- A More could be done to create lower cost rental housing
- A Need for more programming Habitat for humanity perhaps our own community project that unemployed
- A Provide housing units for the homeless (comparable to Calgary's project)
- A more affordable housing for young people
- A more low-cost housing
- need more mixed housing/affordable housing and high end in core. support secondary suites in downtown houses, carriage houses, granny suites, residential above commercial in core, homeless
- A shelters all nights of the week, as well as low income shelters (not the same, ie. young travelers)
- A More housing for the homeless.
- A additional low cost housing developments
- A Vernon needs more affordable housing for low income people.
- A Greater attainable housing
- A too expensive - more affordable housing is required.
- A More reasonably priced housing - subsidized to get people in better living conditions
- A We need more affordable housing which is clean and safe
- A Way too tough to start out here, very little affordable housing
- A more low cost housing
- A decent affordable housing
- A Continued focus on increasing availability of affordable housing - Under One Roof Project was a good
- A Require more subsidized housing
- Promote and endeavour to develop plans for affordable housing and follow through with it without all the
- A in-fighting amongst politicians and residents.
- A need more affordable housing
- A More low-income housing needed. Don't build so many high-end homes on speculation.
- A we need more affordable low income housing
- A I believe there is a need for affordable housing
- A affordable for all
- A Already mentioned subsidized housing for less fortunate.....
- Housing is not at all affordable for the young and for the 1st time buyer. It is impossible. It is also
- A impossible for someone on minimum wage to afford rent. I guess housing needs to be subsidized.
- A more low cost housing in convenient areas
- A More affordable house for singles, couples and families.
- A turn all the bad landlords into low income housing properties
- A places built that young families can afford to buy
- A Subsidized housing for people with disabilities is something that could be addressed better.
- A There has been a start with getting more affordable housing but MORE is needed.
- A more low income housing.
- A more low income housing in general
- A Vernon needs much more affordable housing.
- A Shelters and affordable housing required
- A Affordable housing
- A I feel there could be more affordable housing complexes.
- A Make land available for building affordable housing
- A more affordable housing
- A Vernon needs subsidized housing for the low income earner.
- A more low cost rentals

- A long wait for subsidized housing
- A An public housing should be designed for long term - LEEDS, incorporate renewable energy
- A abandon the Hesperia project
- A more low income housing
- A Encourage more subsidized housing in all areas not just south Vernon
Housing here is unaffordable to young people who are even employed. Some people are moving from the Okanagan (Vernon) due to the high cost of housing. One person I heard of is a nurse here and is going to Calgary where housing is a lot less to purchase. This is a real estate matter and there is
- A more low income seniors housing
- A support co-op housing?
- A Support organization that build affordable housing
- A more consideration for low income households
- A low barrier housing options
- A demand fed and prov support for affordable housing
- A Partnerships with private sector

Planning / Higher Density Downtown

- B urban sprawl on Middleton Mtn looks awful. Planning needs improvement
- B More higher density housing is needed downtown
- B need more affordable options / mixed types of apartments, condos, townhouses, etc.
- B More low income housing, more high rises
- B increase density of housing in City Centre
- B The city has been allowed to sprawl. Densification of the down town would be helpful if not essential for
- B Control urban sprawl
It drives me crazy whenever I see a nice large lot, and the next thing you see is it being subdivided and another house built right beside the original one. How can this be allowed?
- B There is a lack of modern condos and above-retail housing options in the downtown core
A tourist theme should be developed for the downtown core and traffic should be rerouted so it does not go through the center of town. Town centres should be interesting places with lots of green spaces that
- B I liked the recent community plan where neighbourhoods are kept to reflect their uniqueness
- B Multi use developments in the downtown (higher buildings)
- B Enough of the hillside developments!
- B increased zoning for suites that are affordable in areas close to shopping etc
- B Rezone neighbourhoods to allow legal suites
- B more gated communities ..smaller modern homes for downsizing
- B higher density downtown
- B plan for, develop and build walking and cycling commuting
- B support infill and higher density development of housing
Vernon should force developers to densify our community (e.g., allow taller structures, encourage residential developments in downtown areas) rather than continue with a "sprawl" approach. This also
- B includes forcing developers to create underground parking lots instead of enlarging the city's footprint
- B improve the core and stop wasting resources on outlying neighbourhoods that are not benefiting
- B offer of a variety of housing options for low income people.
- B more mixed use ie: apartments over businesses
- B more high density housing downtown
Stop approval of sprawling subdivisions that offer only out of price housing. There is state of the art
- B innovative movement to downscaled housing. Vernon could set an example.
- B More communities needed for average-income families and secure communities for seniors.
- B start refitting unoccupied buildings to living areas
- B downtown housing initiatives
- B developers seem to get what they want, it's important that it's what is best for community
- B increase density in the downtown core with really nice apartments above stores etc.

- B less big houses, more apartments, 4 plexes etc
- B enough of the HUGE houses ,build 1400 sq ft nice houses
- B Housing downtown
- B end the sprawl with more condos, less single detached
- B recruit technical businesses, no more big box

Expand Existing Neighbourhoods

- C keep encouraging infill programs where existing neighbourhoods are expanded rather than digging up
- C Revitalize the down town core with condos and local living
- C build in established neighbourhoods
- C decrease hillside developments

Government

- D the local government should not be in the development business
- D Stop subsidising housing - it hurts landlords who do have housing and does not do much for the poor.
- D National Housing Strategy - municipality can't solve this alone
- D Local government amalgamation to develop a holistic community plan
- D Don't charge for having basement suites
- D Get moving on the OCP's mixed socioeconomic/neighbourhood developments
People who have secondary suites need to take responsibility for parking (i.e. they shouldn't be able to use the street as their parking lot because they have more than 2 vehicles).
- D Rezone new neighbourhoods to allow multi-family dwellings

High Market Prices (Ownership & Rental)

- E Real estate is very costly here and even an old starter home is over-priced.
Housing prices are too high and prevent many people from becoming homeowners. Either property values need to come down or wages need to increase substantially.
- E we are doing well but the cost is still high here
I have lots of clients who move away because they cannot afford to live here on or near minimum wage jobs in conjunction with the cost of housing
- E Housing costs in this area are very high for both the value and in comparison to the average incomes
- E housing is TOO high....too overrated
- E Crazy rent and house prices
- E Vernon is affordable
- E Many live in Armstrong, Lumby etc to get lower rents
- E rental rates very high

Mental Health Housing

- F more mental health housing

Assisted Living

- G my major point is in question 12 above: more assisted living spaces with transport

Rental Units

- H Vernon needs to inspect rentals, discourage ghettos
There needs to be a reintroduction of tax incentives for landlords, some better protection of land lord rights and some loosening of rental laws favouring the tenants, to make it more viable for the

Higher Wages

- I need jobs that pay more the minimum wage

Educational Programs

- J more transitional support for young people and women "on their own" for first time
- J for the low income housing, have fruit trees, berry plants and gardens available on site