

Mayor's Task Force on Affordable Housing

Interim Report to Council
September 17, 2019

1

Why a Mayor's Task Force?

Access to a range of affordable housing options can:

- lift individuals and families out of unaffordable or substandard housing
- minimize risks for chronic homelessness
- provide broad benefits in health, education, economic competitiveness, social competitiveness, and community well-being

2

Task Force (TF) Mandate

Examine: the current state of affordable rental housing and home ownership

Learn: from content experts; TF research

Determine: gaps and opportunities

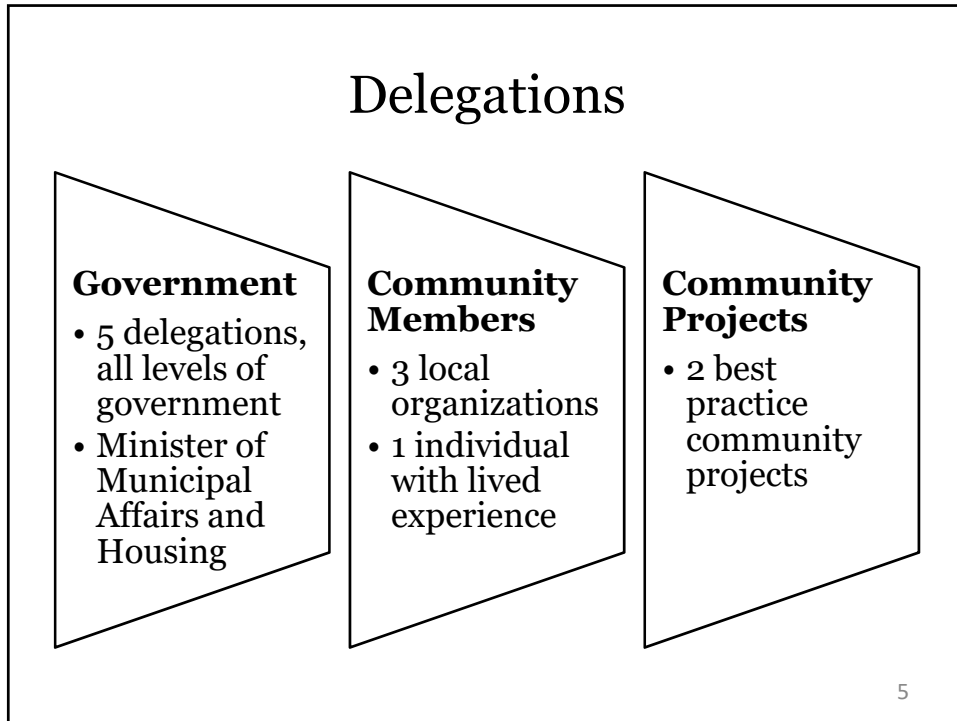
Make Recommendations: proactive actions the municipality can take to increase options and access to affordable housing.

3

Task Force (TF) Fast Facts

- **Approved by Council:** January 2019
- **Membership:** Mayor, Deputy Mayor, 8 community volunteers
- **Community Advisory Group:** 8 volunteers to assist TF in its work
- **First meeting:** February 28, 2019
- **Meetings held to date:** 11
- **Working Groups:** Data Collection and Analysis, Municipal Best Practices, Affordable Housing Community Projects

4



By the Numbers

AFFORDABLE HOUSING IN NORTH GRENVILLE

7

Defining Affordable Home Ownership*

The least expensive of:

- housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area

* As per the Provincial Policy Statement

8

NG Affordable Home Ownership 2019

Current least expensive NG calculation is 10% less than average resale price calculation:

Average resale price calculation (2018) = **\$385,496**

10% less = threshold of at or below **\$346,946***
(for low to moderate income households)

- 106 homes sold for under \$347,000 in 2018
- 2019 year-to-date (July) average price = \$424,868

*As per the Provincial Policy Statement

9

Defining Affordable Rental Housing

***The least expensive of:**

- a unit for which the rent does not exceed 30 % of gross annual household income for low and moderate income households; or
 - a unit for which the rent is at or below the average market rent of a unit in the regional market area
-
- Province and UCLG determine affordable rentals using average market rent for different size units
 - UCLG then applies an 80% affordability threshold

* As per Provincial Policy Statement

10

Challenges to Defining Affordable Rentals in NG

- Data is not published for NG market rents for different size rental units
- NG sample sizes are too small to determine a reliable average rent



11

NG Rentals 2019 Calculation

Steps:

1) 2016 census (2015 data) average shelter cost (inclusive of utilities) all NG rentals = \$1,155

2) Adjusted annually to reflect Ont. CPI “all items” basket **NG 2018 average market rent = \$1,224**

3) Ratio of rents by bedroom types using CMHC average market rents Eastern Ontario, e.g. bachelor .757 of average market rent Eastern Ontario

NG 2019 average market rent bachelor = \$926

12

NG Affordable Rentals 2019 (inclusive of utilities)

	Av. Market Rent	80% Threshold
Bachelor	\$926	\$741
One Bedroom	\$1,134	\$907
Two Bedroom	\$1,299	\$1,039
Three Bedroom	\$1,576	\$1,260
Four Bedroom	\$2,869	\$2,295

13

NG 2019 Affordability Summary*

Home Ownership	\$346,946
Rentals (inclusive of utilities):	
Bachelor	\$741
One Bedroom	\$907
Two Bedroom	\$1,039
Three Bedroom	\$1,260
Four Bedroom	\$2,295

Utilizing established definitions and/or practices

14

Interim
RECOMMENDATIONS

see

15

**Priority Timelines for
Recommendations**

Immediate	To be initiated within 90 days of Council approval
Short Term	To be initiated within one year of Council approval
Medium Term	To be initiated within two years of Council approval

16

Recommendation #1

Adopt the definition of affordable housing as defined in the 2014 Ontario Provincial Policy Statement (see slides 8 and 9) and calculate on an annual basis.

Timeline: Immediate

Rationale:

- Utilizes best practice calculation used in Ontario
- Allows for annual calculations for NG using available MLS, CMHC and Ontario Government data

See Interim Report,
Recommendations In Full

17

Recommendation #2

Adopt the calculation of affordable rentals proposed by the Task Force (see slides 10-13) and calculate on an annual basis.

Timeline: Immediate

Rationale:

- Uses a modified calculation with available data and seen as a reasonable approach by UCLG and Ministry staff
- Allows for annual calculations for NG using available Census, CMHC and Ontario Government data

See Interim Report,
Recommendations In Full

18

Recommendation #3

Amend municipal Official Plan and Zoning By-law to comply with Planning Act provisions, as amended by Bill 108, to permit secondary dwelling units as a right in the rural and urban areas.

Timeline: Immediate

Rationale:

- Single most effective means to increase the number of affordable rental units
- Increases extended family accommodations
- Assists homeowners with additional income
- Maximizes density and efficient use of infrastructure

See Interim Report,
Recommendations In Full

19

Recommendation #4

Prepare and promote an information guide for residents who are interested in creating secondary dwelling units in the municipality.

Timeline: Short Term

Rationale:

- Promotes secondary dwelling units
- Enhances the affordable rental housing supply, increases extended family accommodation and assists homeowners with additional income
- Assists residents to understand land use planning, building and other associated processes and requirements

See Interim Report,
Recommendations In Full

20

Recommendation #5

Eliminate the residential dwelling unit minimum floor area provisions in the municipality's Zoning By-law.

Timeline: Medium Term

Rationale:

- Current by-law exceeds Building Code requirements
- Reduces building costs
- Allows for more flexible, energy efficient and innovative designs
- Remains compliant with Building and Fire codes

See Interim Report,
Recommendations In Full

21

Recommendation #6

In the urban service area, revise the R1 Zone and/or expand the R2 zoned area to permit a wider range of residential uses and expand areas zoned/pre-zoned for medium and higher density residential uses.

Timeline: Medium Term

Rationale:

- Enhances housing choice and promotes community vibrancy
- Reduces dwelling unit costs
- Decreases the need for rezoning and approval timelines
- Reduces staff workload

See Interim Report,
Recommendations In Full

22

Recommendation #7

Reduce and/or waive municipal development and building related charges and fees and create other incentives for affordable housing and second dwelling units to assist increasing the affordable housing supply.

Timeline: Immediate

Rationale:

- Creates financial incentives to increase the development of affordable housing

See Interim Report,
Recommendations In Full

23

Recommendation #8

List, evaluate and promote all potential lands that could be “surplused” and repurposed for affordable housing: municipal, county, provincial and federal governments; school boards; and privately held lands.

Timeline: Short Term

Rationale:

- Proactively identifies potential affordable housing sites
- Increases ability to respond in a timely manner to affordable housing opportunities

See Interim Report,
Recommendations In Full

24

Recommendation #9

Identify surplus municipal lands that may be appropriate to donate to Habitat for Humanity for affordable housing purposes.

Timeline: Short Term

Rationale:

- Support and partner with a proven affordable housing supplier to increase available affordable housing in the rural, hamlet and/or urban areas

See Interim Report,
Recommendations In Full

25

Recommendation #10

Develop a progressive and proactive municipal land use planning approach by conceptualizing “greenfield” residential development areas early to promote a greater residential mix and affordable housing supply.

Timeline: Medium Term

Rationale:

- Reflects commitments to affordable housing targets and objectives found in the municipality’s Official Plan
- Promotes opportunity for dialog with landowners and the public
- Minimizes the need for reactive , less effective planning

See Interim Report,
Recommendations In Full

26

Recommendation #11

Prepare and promote a residential development information guide for developers, identifying the municipality's Official Plan's housing and affordable housing targets and objectives.

Timeline: Short Term

Rationale:

- Proactively identifies Council's expectations for housing, including affordable housing
- Enhances the likelihood of meeting these expectations

See Interim Report,
Recommendations In Full

27

Recommendation #12

Develop an annual housing and affordable housing monitoring and reporting system to Council consistent with the Official Plan.

Timeline: Short Term

Rationale:

- Allows for a timely evaluation of municipal housing and affordable housing policies and programs
- Identifies trends and emerging issues and opportunities
- Provides context for appropriate changes

See Interim Report,
Recommendations In Full

28

Recommendation #13

Develop targets for affordable housing ownership and rental dwelling units in accordance with the policies of the Official Plan.

Timeline: Medium Term

Rationale:

- Ensures compliance with Section 11.3.1 k) of the Official Plan
- Assists in monitoring and analysing affordable housing trends and supply

See Interim Report,
Recommendations In Full

29

Recommendation #14

Request that any municipal water and sewer growth management and development allocation system for the urban service area include affordable housing as a priority, especially affordable multiple dwelling units and secondary dwelling units.

Timeline: As applicable

Rationale:

- Ensures affordable housing is a priority despite limited servicing capacity
- Multiple dwelling units and secondary dwelling units generally require less water and sewer service demand per unit than lower residential density units

See Interim Report,
Recommendations In Full

30

Recommendation #15

Establish the practice of meeting annually with UCLG's Community and Social Services Division to plan for and address NG affordable housing priorities.

Timeline: Short Term

Rationale:

- Leverages UCLG role in administering social housing
- Highlights NG role in promoting and advocating for affordable housing
- Allows for proactive and collaborative planning for affordable housing in NG

See Interim Report,
Recommendations In Full

31

Recommendation #16

Council request that the Municipal Property Assessment Corporation release to municipalities residential rental related data to assist municipalities in calculating market rent rates and developing policies.

Timeline: Immediate

Rationale:

- Limited residential market rent data available
- Difficult to calculate residential market rents and comply with senior government affordable housing policy requirements

See Interim Report,
Recommendations In Full

32

Recommendation #17

Following the conclusion of the Task Force's work, establish an Affordable Housing Advisory Committee, predominantly comprised of local residents, to champion affordable housing in North Greenville.

Timeline: Short

Rationale

- Provides a transparent mechanism for monitoring implementation of recommendations and defining further priorities over time
- Establishes affordable housing as an ongoing focus within NG
- Supports Council in remaining current and furthering affordable housing opportunities, as they arise

See Interim Report,
Recommendation In Full

33

Task Force Next Steps

- Further delegations and research
- Additional recommendations, as determined

Final report: January 31, 2020

Presentation to Committee of the Whole:
February 2020

34