

The Corporation of the City of Kawartha Lakes

Council Report

Report Number HH2018-002

Date: Tuesday, April 10th, 2018

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier:

Subject: Municipal Housing Facilities By-law Amendment

Author Name and Title: Hope Lee, Administrator/Manager of Housing

Recommendation(s):

That Report HH2018-002, Municipal Housing Facilities By-law Amendment, be received;

That Bylaw 2006-262 be amended as follows to allow:

1. The provisions of By-law 2006-262 approved by council prior to the amendment to continue in full force and effect and apply to those existing municipal housing facilities already approved pursuant to By-law 2006-262;
2. The provisions attached as Schedule "A" to the amending By-law to apply to any and all municipal housing facilities and grants approved by the City after the date of this By-law; and

That the necessary amending By-law be brought forward for adoption.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

At the Council Meeting of December 12, 2017 Council adopted the following resolution:

CR2017-1044

RESOLVED THAT Report HH2017-004, **Affordable Housing Framework**, be received;

That the Kawartha Lakes Haliburton Affordable Housing Framework, included as Appendix A and B to Report HH2017-004, be endorsed by Council and guide future City work plans and budget submissions;

That the 2018 programs outlined in Table 1 in Report HH2017-004, be approved; and

That any 2018 municipal funding not allocated by December 31, 2018 will be transferred into an Affordable Housing Reserve and used toward future year Housing Actions and targets.

CARRIED

This report addresses the amendment of By-law 2006-262 contemplated in that reports next step.

Rationale:

The Affordable Housing Framework set out a definition of affordable and includes a number of housing actions in order to encourage the development of both rental and ownership housing in the City's Service Manager area (both the City and the County of Haliburton).

The municipal housing facility by-law provides the authority for the City to give grants or aid to housing providers in order to increase the supply of rental and ownership housing when that housing meets the City's definition of affordable.

The existing by-law must continue, as a number of existing municipal housing facilities agreements are in force and continue to be in force since the enactment of By-law 2006-262 in September 2006. Table A describes the existing agreements.

Table A: Existing Housing Facilities Agreements

| Housing Provider | Location of Units | Number of Units | Date of Agreement | Number of Years in Force |
|---|--------------------------|------------------------|--------------------------|---------------------------------|
| Fenelon Area Independent Living Association 2007 | Fenelon Falls | 25 | December 17, 2007 | 35 |
| Community Care Village Housing | Lindsay | 51 | September 30, 2009 | 35 |
| Kawartha Lakes Haliburton Mental Health Services | Lindsay | 18 | September 30, 2009 | 25 |
| Kawartha Lakes-Haliburton Housing Corporation (KLH) | Haliburton Village | 24 | July 30, 2012 | 40 |
| KLH | Lindsay | 29 | December 13, 2016 | 40 |
| KLH | Minden | 12 | March 24, 2015 | 40 |
| KLH | Lindsay | 12 | December 13, 2016 | 40 |
| KLH | Lindsay | 16 | December 13, 2016 | 40 |
| KLH | Lindsay | 24 | March 31, 2017 | 40 |

The amending By-law will apply to any and all municipal housing facilities and grants that the City, in its Service Manager (SM) capacity, approves in the SM service area (the City or the County of Haliburton). The amending By-law ensures consistency within the Building By-law and the Development Charges By-law which provide for exemption of building permit or development charges when the unit meets the definitions of municipal housing facility and/or By-law 2006-262.

Within approved direction and using Federal, Provincial or Municipal funds, the Director of Human Services will authorize agreements with housing providers in the form of a forgivable interest free loan over a period of time. Where the aid to the housing provider includes exemption or reduction from real property tax, a project specific municipal housing facilities by-law and agreement will be approved by Council.

Any such agreement in respect of a rental unit will be registered on title in the form of a mortgage, in second place to any primary lender, forgiven at an equal rate per year over the affordability period.

An agreement in respect of an ownership unit will not be registered on title as the provision of the grant or aid ensure that only the first incoming household is provided an affordable unit. There is not an ongoing affordability period like the rental unit. It is expected that the ownership unit will be modest in size and type and therefore will generally be at or below the average resale price even during a future sale.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The recommendations of this report directly support the Actions under Goal 2: An Exceptional Quality of Life in the City of Kawartha Lakes Strategic Plan 2016-2019, specifically 2.2.2 Enhance access to community and human/health services and 2.2.3 Increase the supply of affordable housing.

Review of Accessibility Implications of Any Development or Policy:

As new units are proposed, accessibility needs will be considered.

Servicing Implications:

As new units are proposed, servicing implications will be considered.

Consultations:

FIJ Law LLP Barristers & Solicitors
City Clerk

Department Head E-Mail: rsutherland@kawarthalakes.ca

Department Head: Rod Sutherland