

CKL-H Affordable Housing Rental Targets

Information Report to Council

March 2019



Topic Areas

- Background: renewed 10 Year Housing & Homelessness Plan, requirement to establish targets, affordable housing definition, categories
- Methodology: creating the targets, models, partnerships, ways to achieve
- Models: by bedroom size, household categories, programs

Background

- City is Service Manager for service area:
 - City of Kawartha Lakes
 - County of Haliburton
- Provincial legislation requires Service Managers to create 10 Year Plans
 - First plan required by 2014 (councils adopted CKL-H plan in February 2014)
 - Requirement to review and update every 5 years (by June 2019)
 - CKL-H plans to renew existing plan (2019-2029)

Focus of the Plan: Housing System



Affordable Definition

- Housing, both ownership and rental, are said to be affordable if the accommodation costs or rent does not exceed 30% of gross annual household income for low or moderate income households
- Low or moderate income households have incomes falling at or below the 60th income percentile

Who They Are

| | Emergency & Temporary Housing | Affordable Permanent Housing | | |
|--------------|---|---|---|--|
| | | Low Income (Household with income at or below the 30 th percentile) | Middle Income (Households with income between the 30 th and 60 th percentile) | Supportive |
| Who they are | Households or individuals without permanent housing options | Renter Income (at or below) City - \$22,800 County - \$21,000 | Renter Income (between) City - \$22,800 & \$42,100 County - \$21,000 & \$36,600 | Households or individuals with need for permanent supportive housing |
| | | Affordable Rent (at or below) City: \$570 County: \$520 | Affordable Rent (between) City - \$570 & \$1,050 County - \$520 & \$920 | |
| | | Owner Income (at or below) City - \$46,500 County - \$39,400 | Owner Income (between) City - \$46,500 & \$84,600 County - \$39,400 & \$73,200 | |
| | | Affordable Housing Price (at or below) City - \$164,900 County - \$139,800 | Affordable Housing Price (between) City - \$164,900 & 299,900 County - \$139,800 & \$259,500 | |

Method to Establish Targets

- OrgCode Consulting Inc. affordable housing forecasting model
- Sensitive to two dozen current and historical variables
 - Population changes, vacancy rates, average rents, at or below the low income cut off, unemployment, household income, homelessness, evictions, minimum wage, rate of labour force participation, clients on social assistance, households on the waiting list, etc.
- Modelling results can be used faithfully and effectively when the bigger picture is seen

Rental Targets - Models



1

Catch Up

Planning towards things not getting worse, considers small gains being made over the past few years have been important, but not enough



2

Moving Forward

Housing needs are not eliminated, but considerable gains are made in working to address them

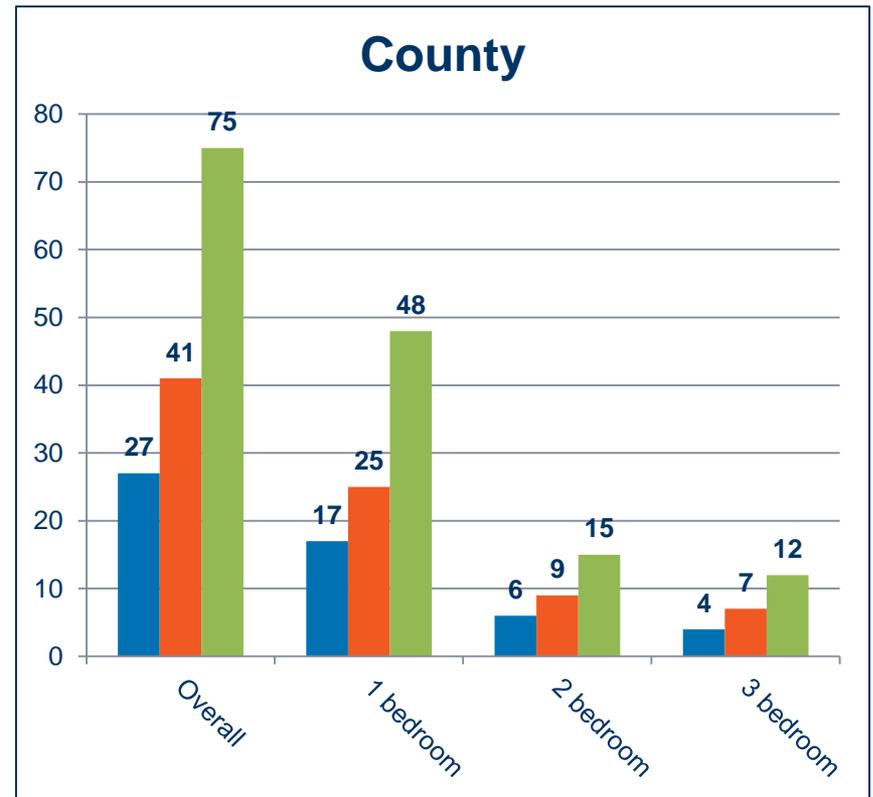
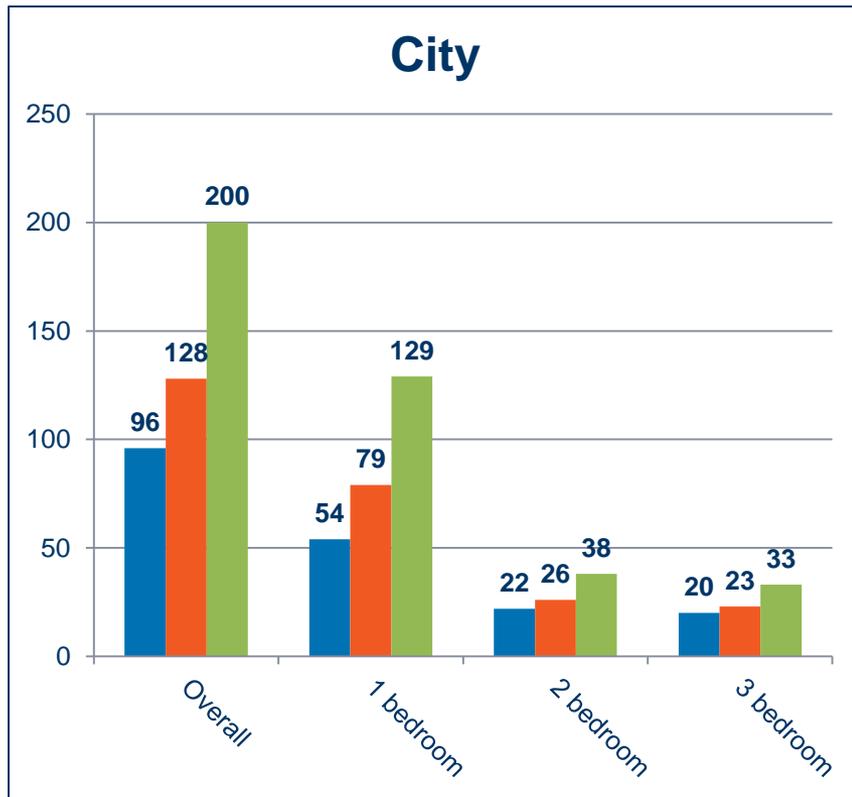


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Ideal

The overall need is explored in the context of identifying the volume of housing needs by dwelling unit size

Additional Units on Average Annually by Bedroom Size



Catching Up



Moving Forward



Ideal

Rental Targets - Categories

1. Low Income

- a. Average annual gross household income at or below:
 - City - \$22,800
 - County - \$21,000
- b. Affordable Rent (30% gross income) at or below:
 - City: \$570
 - County: \$520

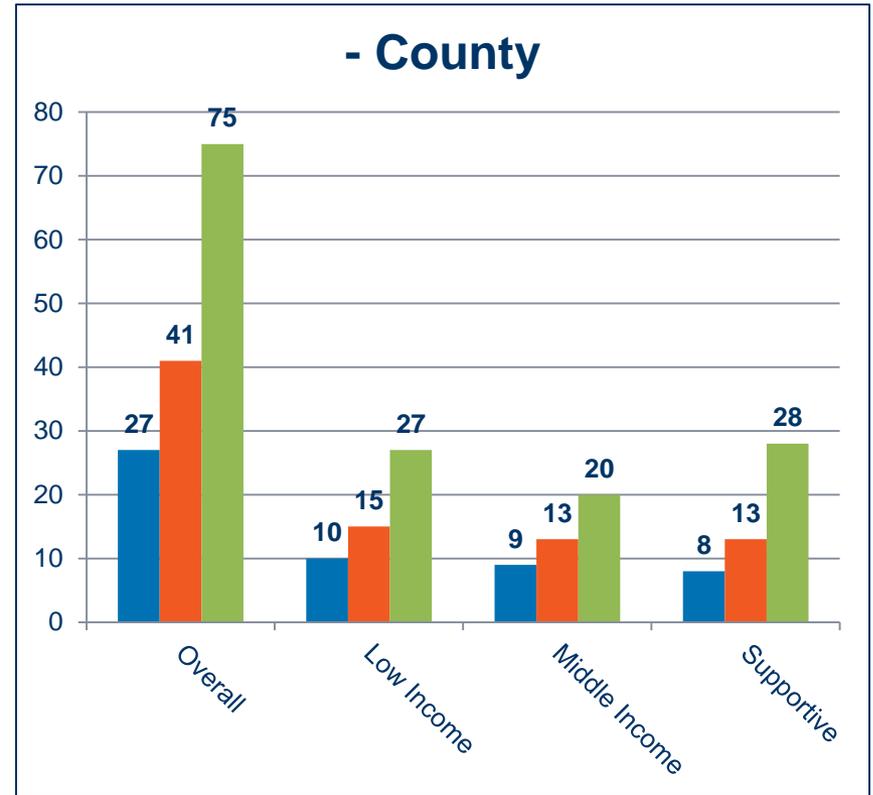
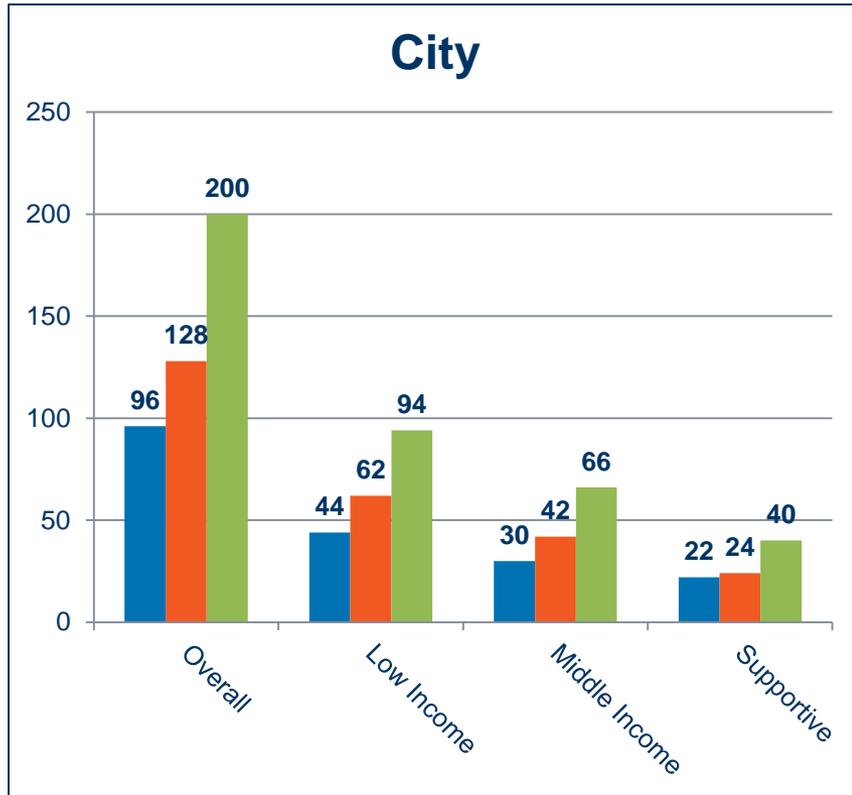
2. Middle Income

- a. Average annual gross household income between:
 - City - \$22,800 and \$42,100
 - County - \$21,000 and \$36,600
- b. Affordable Rent (30% gross income) between:
 - City - \$570 and \$1,050
 - County - \$520 and \$920

3. Supportive

- a. Average income and affordable rent generally within the low income category
- b. Additional support services provided (history of homelessness, barriers to housing, mental illness, substance use, frail elderly, physical disabilities, etc.)

Additional Units on Average Annually by Household Category



Catching Up



Moving Forward

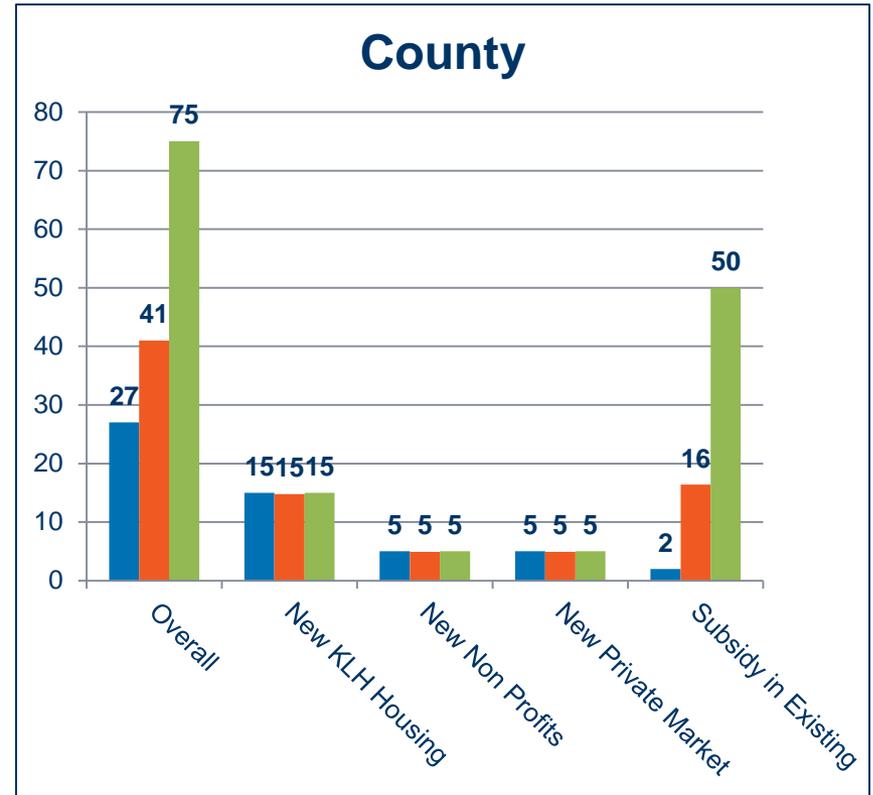
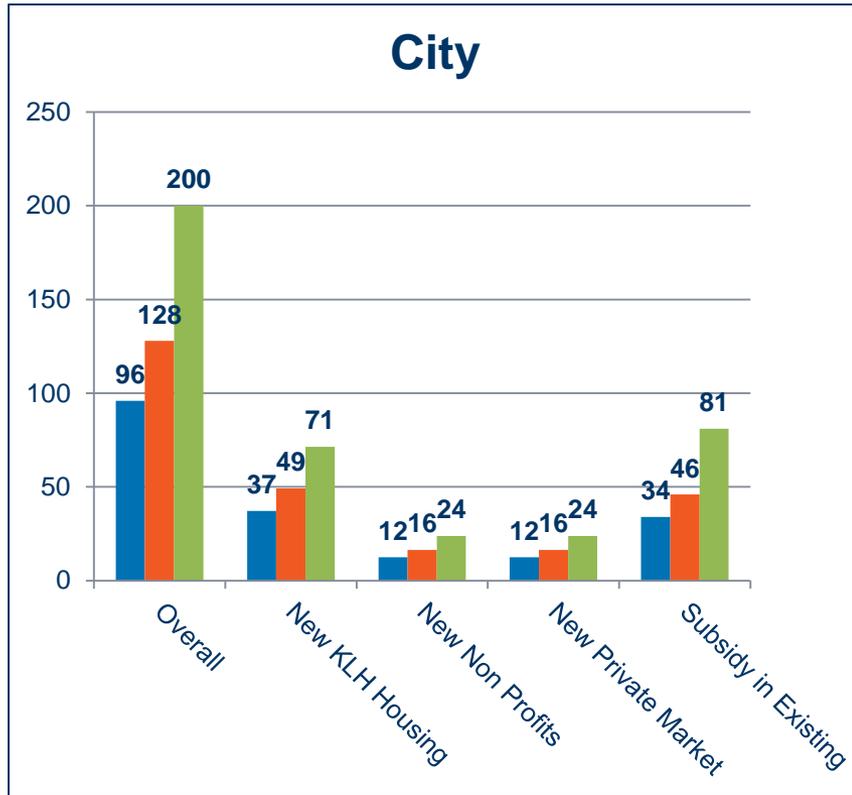


Ideal

Rental Targets – Ways to Achieve

- The targets are only achievable with funding and policy support from all levels of government as well as participation from private developers, the local housing corporation, non-profit housing providers, community agencies and residents.
- It is important to realize that each affordable unit does not necessarily occur from purpose built rental developments. These units can be created in a variety of ways that include providing subsidies to tenants to afford existing market rental units, the creation of a second unit within an existing single home, rehabilitation of an existing space not currently used for rental housing, etc.

Additional Units on Average Annually by Program Type



Catching Up



Moving Forward



Ideal

Considerations

- Federal/Provincial Funding
 - Per unit amount for new construction, rehabilitation and secondary suite
- Municipal Incentives
 - Development of policies for provision of land, certain fees and charges, property tax deferrals, capital contributions, etc.
- Subsidy within existing units
 - Housing Allowance
 - Rent Supplement
 - Portable Housing Benefit

Conclusion

- Assist council to understand local needs, models and ways to achieve
- Requirement to renew the 10 Year Housing & Homelessness Plan
- New plan must include housing targets
- Report in May recommending targets for adoption
- Renewed 10 Year Plan for consideration in June which includes targets

Questions?