

The Corporation of the City of Kawartha Lakes
Committee of the Whole Report

Report Number HH2019-006

Date: June 4, 2019
Time: 1:00 p.m.
Place: Bobcaygeon Service Centre

Ward Community Identifier:

Title: From Housing Assets to Housing People Master Plan 2019-2041

Author and Title: Hope Lee, Manager, Human Services

Recommendation(s):

That Report HH2019-006, From Housing Assets to Housing People Master Plan 2019-2041, be received;

That the Master Plan, substantially in the form as included as Appendix A to Report HH2019-006, be endorsed by Council and guide future work plans and budget submissions; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

From Housing Assets to Housing People (hereafter the “Plan”) is a long-term master plan from 2019 to 2041 that continues and expands the work of City of Kawartha Lakes-Haliburton (CKL-H) with respect to affordable rental housing in the City of Kawartha Lakes (City) and County of Haliburton (County)¹. It has been developed by CKL-H to support the City and County to address its housing goals; specifically, to create and maintain safe, suitable and affordable rental housing. Implementation of this plan will require working in-step with partners and stakeholders in the City and County. This Plan is the first for CKL-H and is intended to be an evolving document that will reflect any updates or changes in policy and regulation at the local planning and provincial level.

Rationale:

For the purposes of this Plan, “Affordable Rental Housing” includes the community housing stock comprising of the transferred housing assets administered by CKL-H, and newly developed units that are below the average market rent in the regional market area. The Plan also addresses the needs of financially assisted housing in the service area, in particular households on the wait list.

In early 2019, CKL-H completed an Asset Management Plan (AMP) for the transferred housing assets. This Plan builds on the AMP with the goal to guide the future development and preservation of affordable rental housing in the City and County. In addition, this Master Plan is intended to complement and inform the planning efforts that are proceeding concurrently in the City and County; in particular, the update to the 10 Year Housing and Homelessness Plan, the 2019 Housing and Homelessness Assessment Report, Development Charges Background Study; and the Growth Management Plans.

The key objectives of this Plan are to:

- support servicing future growth to 2041;
- preserve and sustain the transferred housing assets to provide affordable rental housing to low-and moderate-income households;
- address the current and future housing needs of the individuals on the financially assisted housing wait list;
- leverage opportunities for regeneration of the transferred housing assets;
- and

¹ In this document where reference is made to both the City of Kawartha Lakes (City) and the County of Haliburton (County) it is cited as service area.

- increase the supply of affordable rental housing.

CKL-H has a long history of pursuing housing solutions for the City and County, and firmly believes that “affordable rental housing” is about creating a range of housing choices. With our guiding principles, CKL-H is committed to providing leadership and building on partnerships to generate and invest in inclusive affordable housing solutions that work for residents in our communities.

CKL-H vision is to provide adequate, stable, affordable, well maintained and diverse housing choices with access to a variety of flexible supports, enabling people to meet their housing needs throughout their lifetime. This Plan provides a roadmap for CKL-H to enable the existing stock to be sustainable and provide more housing choices that are affordable over the long-term. To achieve our objectives, we have established goals and strategies structured in four themes:

Theme: 1 Housing Affordability	Theme: 2 Leverage Existing Stock to Regenerate	Theme: 3 Housing Mix and Availability	Theme: 4 Accommodating Growth
Goals			
Preserve and adequately maintain existing housing	Provide long-term affordable rental housing through strategic redevelopment	Provide a diverse range of rental housing types	Increase the supply of new affordable housing
Focus on the long-term viability of housing assets	Ensure people have housing choice and opportunities for homeownership	Create mixed income inclusive communities	Address the growing needs of households on the wait list for housing
Strategies			
Develop a plan to preserve and sustain transferred housing assets	Develop a Regeneration Plan that replaces units and increases supply	Increase affordable housing supply	Establish Affordable Housing Rental Targets
Strive for Continued Improvement of the Assets	Assist households in overcoming barriers to homeownership	Develop rental housing units with focus on affordability, energy efficiency, accessibility and affordability	Ensure new supply addresses the needs from the wait list

Theme: 1 Housing Affordability	Theme: 2 Leverage Existing Stock to Regenerate	Theme: 3 Housing Mix and Availability	Theme: 4 Accommodating Growth
Assess project viability of CKL-H transferred housing stock		Create new developments with a mixed income approach	

Embedded within each goal and strategy are actions that will guide CKL-H activities over the short, medium, and long term. This will enable and support the City and County to meet its affordable housing needs and affordable rental housing targets over the next 20 years.

CKL-H is proud of the accomplishments achieved to date. However, CKL-H recognizes that more needs to be done to ensure the housing needs of residents continue to be met as the service area grows. This Plan provides a strategic opportunity to reflect on CKL-H’s achievements and to set out long-term direction and actions. CKL-H will continue in its leadership role to execute and leverage the opportunities that become available in the City and County. More recently, Provincial legislation has solidified CKL-H roles as a local system steward of the housing system for the service area.

Several of the strategies outlined in this Plan are already in the implementation stage, signifying the ongoing progress being made to advance the affordable housing needs in the City and County. However, CKL-H cannot do this alone. The Plan makes several recommendations that require collaboration and partnerships with stakeholders in the City, County, and with non-profit providers and the private to sector to support the achievement of the established goals. CKL-H has a set of implementation tools, listed in this document, that are currently available to support to execute a number of strategies outlined in this Plan. However, additional tools will be developed along the way.

Implementation of this Plan also assumes that Federal and Provincial government funding will be forthcoming for the CKL-H Service Manager to enable achieving a target of 5,500 additional affordable rental housing by 2041 for the service area. During the time of developing this Plan, several Provincial announcements and priorities were released, in particular Ontario’s Community Housing Renewal Strategy (CHRS) and the Housing Supply Action Plan which are focused on enhancing housing affordability. In addition, the CHRS includes information about three new programs to improve housing affordability and

access to affordable housing that CKL-H will leverage to support the repair and renewal of existing community housing, and to increase supply. These programs come with funding, as a result of the bi-lateral agreement signed with Ontario and Canada Mortgage and Housing Corporation as it relates to Federal, National Housing Strategy.

Other Alternatives Considered:

n/a

Financial/Operation Impacts:

The recommendations will guide future work plans and budget submissions.

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

This report aligns with the Strategic Goal of an Exceptional Quality of Life.

Consultations:

Housing Services Corporation
Program Supervisor, Housing Help
Manager of Corporate Assets

Attachments:

Appendix A: From Housing Assets, to Housing People Master Plan (2019-2041)



HH2019-006 Appendix
A From Housing Asse

Department Head E-Mail: rsutherland@kawarthalakes.ca

Department Head: Rod Sutherland