



## Council Report

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**Report Number:** HH2021-004  
**Meeting Date:** June 15, 2021  
**Title:** **Affordable Housing Target Program Recommendations**  
**Description:** Steering Committee Recommendations for Intake CKL2021-01  
**Author and Title:** Michelle Corley, Human Services Manger, Housing

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### Recommendation(s):

**That** Report HH2021-004, **Affordable Housing Target Program Recommendations**, be received; and

**That** subject to the necessary by-law and agreement being forwarded to council for approval, and the successful completion of such planning and development processes as may be required, the recommended application received through the Affordable Housing Target Program, Intake CKL2021-001, providing a total of 1 affordable rental units in the City of Kawartha Lakes, as described in Report HH2021-004, be supported; and

**That** the municipal incentives identified in Table 1 of Report HH2021-004 be approved; and

**That** the Director of Human Services and the Human Services Manager, Housing be authorized to execute necessary agreements to provide the incentives to these projects.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

The Affordable Housing Target Program (AHTP) offers an opportunity for interested proponents to submit an application to apply for funding and incentives to create affordable housing units that will assist the City in achieving targets established in the 2020-2029 Housing & Homelessness Plan, CKL Report HH2019-010 – 2020-2029 Housing and Homelessness Plan.

The Affordable Housing Incentives Policy (CP2019-0004) was approved by Council on November 19, 2019, and amended December 15, 2020.

Proponents looking to create affordable housing can seek funding, incentives or policy support by applying through the AHTP. Applications are reviewed with a technical team consisting of various municipal staff. Comments from the technical team are gathered for the AHTP Steering Committee. The Steering Committee, made up of senior municipal staff, then have an opportunity to review each application based on its individual merit and make recommendations to council(s).

This report includes an application received and recommended by the Kawartha Lakes Steering Committees for the second intake of this program. The recommendations of the report are specific to those incentives which will be provided by the City of Kawartha Lakes.

The Service Manager is also the recipient of, and responsible for, any federal and/or provincial affordable housing funding. Funding recommended from the Ontario Priorities Housing Initiative (OHPI), Ontario Renovates Component, has no net financial impact to the City as it is fully funded with provincial grants.

## **Rationale:**

Table 1 below is the summary of the recommended AHTP application for City incentives or support received during the most recent intake for the program (CKL 2021-001). Following the table is a description of the recommended project. Some municipal incentive values will be estimates based on information available at this time. Every effort is made to firm up these estimates as agreements are executed.

| <b>Table 1: Recommended Municipal Incentives from City of Kawartha Lakes</b> |   |   |                                  |                                   |
|--|---|---|----------------------------------|-----------------------------------|
| <b>Proponent Name / Municipality</b>   | <b>Program</b>                                | <b>Incentive / Method</b>                           | <b>Estimated Incentive Value</b> | <b>Number of Affordable Units</b> |
| D. Englestad   | Secondary Suite / Additional Residential Unit | Building Permit Fee waiver                          | \$1,000                          | 1                                 |
|  |   | Additional Residential Unit Registration Fee waiver | \$142                            |                                   |
|  |   | Capital Interest Free Forgivable Loan: OPHI         | \$25,000                         |                                   |

This above project will create one two-bedroom secondary unit in a residential home located in Fenelon Falls. The unit will be rented at 80% of the local average market rent to a low to moderate income household. The market rent and household income will meet the City’s definition of affordable housing. The unit will be made affordable for a period of 15 years.

The proponent and project is geographically located in the City of Kawartha Lakes. This project has undergone a detailed review by the City’s technical team and the municipal incentives in Table 1 are being recommended to Kawartha Lakes Council by the City’s Steering Committee.

In addition to the above noted incentives, the proponent also requested a waiver of landfill tipping fees and property tax deferral for the increase in property taxes based on the anticipated increased assessed property value as a result of creating this additional residential unit. At the time this application was brought to the City’s Steering Committee no directives or policies were in place to support this request. City staff are currently beginning the process to establish further directives and policies to support the available incentives outlined in CKL Council Policy CP2019-004. These additional requested incentives related to this application may be brought to Council for approval once these directives and policies are established.

### **Alignment to Strategic Priorities:**

This report aligns to the Exceptional Quality of Life strategic priority. It contributes directly to the goal of:

- Continuing to encourage mixed development, with a focus on affordable, attainable and purpose built housing.

### **Financial/Operation Impacts:**

The capital interest free forgivable loan for the secondary suite unit will be funded through the Service Managers allocation of OPHI. The City receives an annual OPHI allocation in its role as Service Manager for the service area (City and County). This project recommended for funding within this report will be provided through the Year 3 (2021-2022) allocation.

The other incentives being provided to further support the creation of this secondary suite, such as the fee waivers, do not have an associated direct net expense.

### **Consultations:**

City of Kawartha Lakes AHTP Steering Committee  
Treasurer

**Department Head email: [rsutherland@kawarthalakes.ca](mailto:rsutherland@kawarthalakes.ca)**

**Department Head: Rod Sutherland, Director, Human Services**