

The Corporation of the City of Kawartha Lakes

Council Report

Report Number HH2017-004

Date: December 12, 2017

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: All

Subject: Affordable Housing Framework

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

Recommendation(s):

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.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

In February 2014, the 10 Year Housing and Homelessness Plan (HHP) was endorsed by Council and has since guided the annual work plans of the Housing Division. It's seven goals and numerous actions work toward the plans vision 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.

The Affordable Housing Framework and its Housing Actions contribute directly to the actions of Goal 1 (Increase the Supply of Affordable Housing) and Goal 2 (Align Municipal Financial and Planning Policies with Affordable Housing Objectives) of the HHP. It also supports Actions of the Poverty Reduction Strategy – Housing Action Plan, the City's Strategic Plan 2016-19 and the County's Municipal Housing Strategy. In addition, the framework will encourage new development and assist both City and County councils to meet their committed objective within Official Plans that 25% of all new development created will be affordable.

The attached framework report establishes an affordable housing threshold for the service area and a number of actions to be implemented over the next several years. The Housing Actions will help to encourage the development of affordable housing at or below the threshold. A limited needs analysis was completed and forms part of the framework (Pages 6-9). This allows for some progress toward the framework to occur in 2018.

A full needs analysis and targets (number and type of units, locations, etc) for 2019-2023 will be completed as part of the mandated 5 year update to the Housing and Homelessness Plan which is scheduled during 2018.

Rationale:

The overview of the current and emerging housing needs on Pages 6-9 of the Framework was used to recommend 2018 programs and funding that aim to increase affordable housing within the following focus points:

- The lack of rental units overall
- The number of households in both rental and ownership facing affordability struggles
- The need for smaller rental units, which can accommodate the high number of seniors, families without dependents and the homeless population

The following programs are recommended for 2018 utilizing funding that has already been allocated by the Province to the City or municipal dollars which are already requested in proposed operating budgets.

Table 1: 2018 Programs

Secondary Suite Program (assists both the homeowner and the tenant)	
Number of New Units:	minimum of 10
Program Focus:	new 1 or 2 bedroom self-contained apartment created in existing single or semi-detached home
Program Details:	<ul style="list-style-type: none"> – up to \$10,000 toward eligible expenses to create the secondary suite in the form of a forgivable interest free loan over a 15 year period – rent at or below 80% of Canada Mortgage and Housing Corporation (CMHC) average – applications available April 1, 2018, first come first served based on a completed application and program eligibility
Target Recipient:	homeowner with income at or below 60 th percentile
Target Population	seniors or households without dependents with income at or below the household income limit, selected from the City's Centralized Wait List
Community:	City of Kawartha Lakes or County of Haliburton
Funding:	up to \$100,000 in Investment in Affordable Housing 2014 Extension – Ontario Renovates Component (100% provincial)
Multi-Unit Rehabilitation Program	
Number of New Units:	minimum of 10
Program Focus:	1 bedroom self-contained apartments or rooming houses
Program Details:	<ul style="list-style-type: none"> – up to \$10,000 toward eligible expenses to rehabilitate units that require essential repairs in the form of a forgivable interest free loan over a 15 year period; – rent at or below 80% of CMHC average for self-contained units and at or below 60% of CMHC average rent for rooming houses – applications available April 1, 2018, first come first served based on a completed application and program eligibility
Target Recipient:	landlords of rental buildings or rooming houses

Target Population:	homeless seniors or households without dependents with income at or below the household income limit; selected from the City's Homeless By Name List
Community:	City of Kawartha Lakes or County of Haliburton
Funding:	up to \$100,000 in Social Infrastructure Fund – Ontario Renovates Component (100% provincial)
New Rental Housing Program	
Number of New Units:	minimum of 12
Program Focus:	1 bedroom self-contained apartments through new construction including additions or conversion of non-residential buildings into purpose built rental
Program Details	<ul style="list-style-type: none"> – forgivable capital loan during construction phase up to \$20,000/unit; rents at or below 100% CMHC average for a minimum of 10 years; enters into a municipal housing facilities agreement with the City – applications available April 1, 2018 for a period of time; funding awarded to project with the greatest benefit to the community (number of units, rent level, etc)
Target Recipient:	owner of land zoned for residential use with a development plan that enables the construction or conversion to start within 3 months of signing an agreement
Target Population:	homeless population, seniors, or households without dependents with income at or below the household income limit; selected from the City's Centralized Wait List or City's Homeless By Name List
Community:	City of Kawartha Lakes only
Funding:	up to \$250,000 municipal funding

Should the take up of second unit or multi-unit rehabilitation funding not be successful in 2018, the funding allocated to these programs will be transferred to the Kawartha Haliburton Renovates program. That program provides interest free forgivable loans to homeowners for repairs and has been delivered by the City successfully since 2015.

Should the take up of the new rental housing funding not be successful in 2018 it is recommended that the funding be placed in a reserve. This will include the creation of a new reserve, the Affordable Housing Reserve. This will ensure that

the operating dollars can be preserved and used in future years toward targets and actions related to the framework.

Overall next steps include the following:

- Legal review and subsequent amendments to By-law No.2006-262 – A by-law to provide for municipal housing facilities (for council adoption in January or February 2018)
- Creation of the new reserve and corresponding by-law (for council adoption in January or February 2018)
- Development of 2018 program directives, applications and agreements for the above programs (for April implementation)
- 2019-2023 needs study, affordable housing targets and updated Housing and Homelessness Plan (for council adoption by October 2018)
- Development and implementation of Priority 1 – Year 1 Housing Actions throughout 2018

Other Alternatives Considered:

None.

Financial/Operation Impacts:

The funding outlined and associated with the 2018 programs is already included in the City's 2018 proposed operating budget.

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:

Kawartha Lakes Chief Administrative Officer
County of Haliburton Chief Administrative Officer
City Directors of Community Services, Development Services, Engineering,
City Solicitor
City Managers of Corporate Assets, Economic Development, Planning, Chief
Building Official
SHS Consulting Inc.

Attachments:

Attachment A – Kawartha Lakes Haliburton Affordable Housing Framework



CKL-H Affordable
Housing Framework F

Attachment B - Kawartha Lakes Haliburton Affordable Housing Framework –
Appendix



CKL-H Affordable
Housing Framework A

Department Head E-Mail: rsutherland@kawarthalakes.ca

Department Head: Rod Sutherland