

CITY OF KAWARTHA LAKES AND COUNTY OF HALIBURTON

Affordable Housing Framework

Presentation to Council
December 12th and 13th, 2017



Study Purpose

The goal of this study was to create a tool box that the City, County and Local Municipalities can use to encourage the development of affordable housing.

What is Affordable Housing?

AFFORDABLE PRICE THRESHOLDS IN KAWARTHA LAKES AND HALIBURTON

100 th	Rental	Ownership
90 th		
80 th	<div>housing that costs less than 30% of household income for the lowest 60% of household income levels</div>	
70 th		
60 th		
50 th		
40 th		
30 th		
20 th		
10 th		

The Current Need in Kawartha Lakes and Haliburton County

- Seniors population is increasing at a much higher rate than the total population and they will need housing options.
- There are very limited rental housing units in Kawartha Lakes and Haliburton.
- Average house prices and rents continue to increase and housing is becoming less affordable.
- Over a fifth of all households in Kawartha Lakes and almost a quarter of households in Haliburton are facing housing affordability issues.
- The City and County continue to increase the supply of affordable housing units yet the number of applicants on the waiting list for subsidized housing continues to grow.
- In general, the current make-up of affordable housing units match the household types on the waiting list yet there is an increasing need for smaller affordable units.
- A reactive approach to homelessness costs more than providing housing.

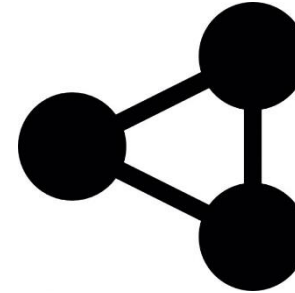
Study Approach

Phase 1

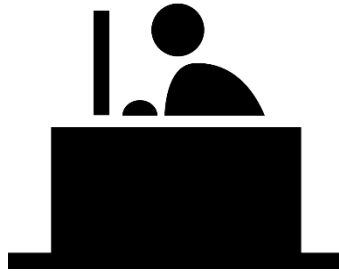


Evaluate and prioritize
Municipal tools

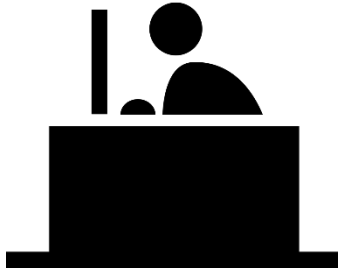
Phase 2



Develop an Affordable
Housing Framework



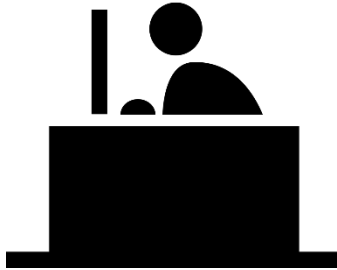
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- 1) Research additional promising practices



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2) Working Session 1:
Evaluate municipal tools
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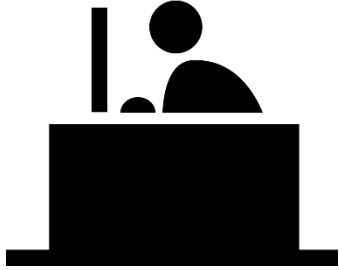


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Working Sessions in:

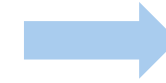
- Lindsay
- Minden
- Haliburton



1) Research additional promising practices



2) Working Session 1:
Evaluate municipal tools
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Evaluation Criteria:

- Suitability for Community Type
- Impact on Affordability
- Cost of Implementation
- Ease of Implementation
- Represents Good Planning
- Need for Legislative Changes
- Sustainability of Program
- Meets Other Municipal Objectives



Working Sessions in:

- Lindsay
- Minden
- Haliburton



3) Pro forma analysis

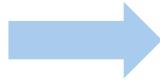


3) Pro forma analysis



Hypothetical Scenarios:

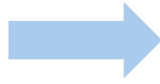
- Lindsay, Minden, and Haliburton
- Apartment with a mix of 1-, 2-, and 3-bedroom units

**Assumptions:**

- Affordable levels of rent at 100% of average market rent (AMR)
- Debt Coverage Ratio = 1.2
- No IAH or other government funding
- Private developer and owner
- 25-year amortization period
- Parking charge = \$15 per month
- Number of parking spaces required by zoning bylaw

3) Pro forma analysis**Hypothetical Scenarios:**

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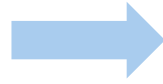
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Hypothetical Scenarios:

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4) Working Session 2:
Evaluate and prioritize
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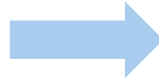
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Working Sessions in:

- Lindsay
- Minden



5) Develop and Affordable
Housing Framework

1. Develop Draft Affordable Housing Framework
2. Review by Project Team
3. Finalize Draft Affordable Housing Framework

Recommended Housing Actions and Implementation Plan

Actions	Priority for Implementation	Implementing Body
1. Implement a streamlined development approval process for affordable housing and market rental housing.	1 st Priority – Year 2	City, County and Local Municipalities
2. Implement a simplified online registration process for second suites throughout the City and County. Homeowners will only be subject to inspection and/or fees if complaints related to fire, health, and safety standards or property standards are received by the City or local municipalities.	1 st Priority – Year 1	City and County
3. Work with community agencies to raise awareness of available funding to renovate second suites .	1 st Priority – Year 1	City
4. Revise zoning by-laws to permit permanent coach houses in appropriate areas throughout the City and County.	1 st Priority – Year 3	City, County, and Local Municipalities
5. Re-examine the City's current development charges to ensure that second suites in new homes are exempt from development charges based on recent changes in provincial legislation.	1 st Priority – Year 1	City

Actions	Priority for Implementation	Implementing Body
6. Implement alternative development standards for affordable housing developments or multi-residential rental developments.	2 nd Priority – Year 4	City and Local Municipalities
7. Develop a centralized inventory of lands that are ideal for the development of affordable housing and market rental housing and sharing this information with residential developers.	2 nd Priority – Year 4	City, County, and Local Municipalities
8. Pre-zone lands in identified growth areas for medium density residential developments that permit a mix of unit sizes, types, and tenures to decrease the time and risk involved in developing multi-residential projects and to increase housing diversity.	2 nd Priority – Year 4 and 5	City and Local Municipalities
9. Upon the release of Provincial regulations on inclusionary zoning , examine the feasibility of including policies in Official Plans which require all new residential developments that meet an identified threshold to increase affordable housing units either on the same site or on a different site.	1 st Priority – Year 2 and 3	City, County, and Local Municipalities
10. Upon the release of Provincial regulations on inclusionary zoning, examine the feasibility of including regulations in Zoning By-laws which support the Official Plan policies on inclusionary zoning.	1 st Priority – Year 2 and 3	City and Local Municipalities

Actions	Priority for Implementation	Implementing Body
11. Develop and maintain a master inventory of all surplus municipal land and buildings, identifying land and buildings that may be appropriate for housing, and sharing this information with residential developers.	1 st Priority – Year 1	City, County, and Local Municipalities
12. Add Official Plan policies stating that decisions regarding surplus municipal land and buildings will consider affordable housing first.	1 st Priority – Year 1	City, County, and Local Municipalities
13. Building on the previous action, provide the surplus municipal land or buildings for affordable housing . Land can be provided through the following methods: <ul style="list-style-type: none"> a) Leasing municipal land for a minimum of 20 years b) Donating municipal land c) Providing municipal land at below market value 	1 st Priority – Year 2	City, County, and Local Municipalities
14. Examine the feasibility of providing the Kawartha Lakes Haliburton Housing Corporation with the authority and additional funding specifically for land banking .	2 nd Priority	City and Housing Corporation
15. Building on the policies in the County's Official Plan, explore opportunities to facilitate the development of a community hub in partnership with community agencies, non-profit housing providers, the private sector, and other levels of government.	2 nd Priority – Year 5	City, County, and Local Municipalities

Actions	Priority for Implementation	Implementing Body
16. Consider reallocating the Ontario Renovates portion of the IAH Program funding for loans or grants for the creation of new second suites or the renovation of existing suites to meet Building Code and Fire Code requirements and which are rented at 80% below the average market rent for the area for a set period.	1 st Priority – Year 1	City and County
17. Waive or provide a grant-in-lieu of planning and building application fees and sewer connection fees in part or in full for affordable housing developments on a sliding scale based on the number of affordable units provided, the level of affordability, and the period of time when the units will remain affordable.	1 st Priority – Year 2	City, County and Local Municipalities
18. Waive or provide grants-in-lieu of development charges for affordable housing developments.	1 st Priority– Year 2	City
19. Exempt all new affordable rental housing developments with four or more units from property taxes on a sliding scale based on the level of affordability.	1 st Priority – Year 2	City, County, and Local Municipalities

Actions	Priority for Implementation	Implementing Body
20. Examine the feasibility of waiving or providing grants-in-lieu of parkland dedication fees for affordable housing developments.	1 st Priority – Year 2	City and Local Municipalities
21. Consider developing a Housing Reserve Fund for affordable housing. Contributions to this fund may be through an annual municipal budget allocation.	1 st Priority – Year 2	City and County
22. Consider providing capital loans and grants for affordable housing on a sliding scale based on the number of units provided, the level of affordability, and the period that the units remain affordable. This can be funded through the Housing Reserve Fund.	1 st Priority – Year 2	City, County and Local Municipalities
23. Examine the feasibility of providing a reduction in property taxes for vacant homes that are donated or leased at below market value to community agencies for affordable housing.	2 nd Priority – Year 4	City and County

Actions	Priority for Implementation	Implementing Body
24. Facilitate partnerships between community agencies and private developers to increase the supply of affordable housing.	1 st Priority – Year 1	City, Community Agencies, and Private Developers
25. Facilitate partnerships between community agencies and private homeowners with vacant homes or land to develop affordable housing .	1 st Priority – Year 1	City and Community Agencies

Actions	Priority for Implementation	Implementing Body
<p>26. Develop and publish an annual Housing Report Card to show progress on the objectives as a result of implementing the Actions in the Affordable Housing Framework. This Report Card may include the following indicators:</p> <ul style="list-style-type: none">a) Rental vacancy ratesb) Number of rental units created, both purpose-built units and units in the secondary rental market such as second suitesc) Average rents and house pricesd) Number of affordable housing units created, both rental and ownershipe) Number of applicants on the waiting list and proportion housedf) Number of individuals who were homeless or at risk of homelessness who were housed in permanent housing	1 st Priority – Year 2 and Ongoing	City and County

Thank you!

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