AFFORDABLE HOUSING STRATEGY

Overview

• All began with Strong Communities Through Affordable Housing Act, 2011 - Became Provincial
• Included amendments to Planning Act relating to second units being permitted in detached, semi-detached, townhouses or related accessory buildings
• Provision for no OMB Appeals permitted on Official Plan Amendments and Zoning changes to permit second residential units
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Ownership

• Average prices of resale units is $334,000 in Sept. 2013.
• Average new house price is to $460,858 in Sept 2013 (CMHC).
• Based on PPS and City’s Official Plan definition of “affordable”, whichever is least:
  it is 30 % of gross annual household income for low and moderate income or
  at least 10 percent below average resale purchase price
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• This would calculate at $300,600 (10% less than $334,600)
• MMAH data indicates $ 294,500 for 2012 as Affordable Price for 60th Percentile.
• MMAH indicates 60th Percentile for Simcoe County including Barrie is $82,600
• Review of real estate market indicated 10 % of new houses and 22 % are below or at affordability level of 60th Percentile
• Statistics Canada indicate 29,000 household in Barrie are at or below the 60th Percentile
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Rental Housing

• CMHC forecast vacancy rate of 2.3% for 2013.
• 5% is considered “healthy” housing rental market
• An average monthly rent for 2 bedroom unit was $1,037 for 2013
• 6th highest rent in Canada
• City has no Demolition Control or Rental Conversion By-laws to control rental housing loss
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Social Housing

• County of Simcoe owns 307 units in Barrie for families and seniors

• There are an additional 1558 units provided combined between Barrie Municipal Non-Profit Housing and other non-profit and co-op providers

• County had Waitlist in Barrie of 1,501 households in 2012 increasing from 1350 in 2011

• Average wait for rent-geared-to-income housing ranged from 2.3 to 4.2 years

• Identified shortage of 1 bedroom units
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Student Housing

• Estimated 2,650 Georgian students that cannot be accommodated in dedicated student housing

• CMHC indicates that this significantly affects the rental housing supply in Barrie

• Anticipate new proposed purpose built student housing will assist in lessening rental demands
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Proposed Strategies

Official Plan Revisions

• Policies to allow second suites
• Policies to control conversion from rental to condominium tenure
• Policy allowing municipal purchase and sale of land for affordable housing
• Policy referencing affordable housing in Community Improvement Areas
• Policy allows Temporary Use for garden suites for 20 yr
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• Zoning presently allows second suites and two unit houses in Multiple Zones and units existing before May 22, 1996
• City has registration process for second suites and two unit houses with 770 units now registered.
Proposed Zoning Amendment for second suites

• Broadening of Zones where second suites are permitted:
  Residential (R1)
  Residential (R2)
  Residential (R3)
  Residential (R4)

• Alternatively allow accessory building to be used for second suite in corresponding Zones

• Does not change standards for existing Multiple Residential Zones and existing registered units
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Zoning Development standards for second suites:

- 1 parking space per dwelling unit (tandem is permitted)
- 1 second suite per property
- In the R1 to R4 Zones – in main building or in accessory building, second unit with a min 35 sq m and max 50 sq m floor area. Intent is one bedroom unit per Ontario Building Code. No changes for other Zones
- Lot and building must meet all Zoning standards of Zone eg. Lot frontage, lot area, setbacks, parking etc.
- Meet all other law such as Building Code, Fire Code, electrical etc.
Initiatives to assist in the provision of Affordable Housing

• Passing of Demolition Control By-law and Demolition and Conversion of Rental Housing By-law

• Bonusing for affordable housing

• Provision of blocks and lots for affordable housing in new Plans of Subdivision

• Review opportunities for financial incentives for affordable housing by not-for-profit housing providers

• Amend Development Charges By-law to allow portion for funding of social housing
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• Tracking system to record 10% minimum target for provision of affordable housing
• Support affordable housing through provision of municipally owned land
• Incentives for Brownfield development with affordable housing
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• Support non-profit housing providers through provision of land or other means of support

• Communicate with existing non-profit providers to determine how the City can support their existing housing initiatives

• Encourage the Federal Government to extend existing programs or introduce new programs for Year 2015 and beyond
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Role of Planners

• Official Plan Section 6.11 indicates “Affordable Housing Report” can be requested to be prepared to the City’s satisfaction as part of complete application

• OP Section 3.3.2.2 indicates as a goal to achieve a minimum target of 10% of all new housing units per annum to be affordable housing

• Other steps:
  - blocks and lots in new subdivisions for affordable housing
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- OP contains locational criteria to be used for affordable housing
- use of RM1-SS Zones for planned second suites
- use of tracking system to ensure performance of 10% targets including intensification sites, second suites