

NIAGARA'S AFFORDABLE HOUSING STRATEGY

COMMITTEE OF THE WHOLE

September 9, 2021

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OVERVIEW

- PART 1 Housing Terminology 101
- PART 2 What is Niagara Region's Role?
- PART 3 Niagara Region's Strategies to Address the Housing Crisis
- PART 4 Activities to Support the Strategy

PART 1

Housing Terminology 101

PART 1: Housing Terminology 101

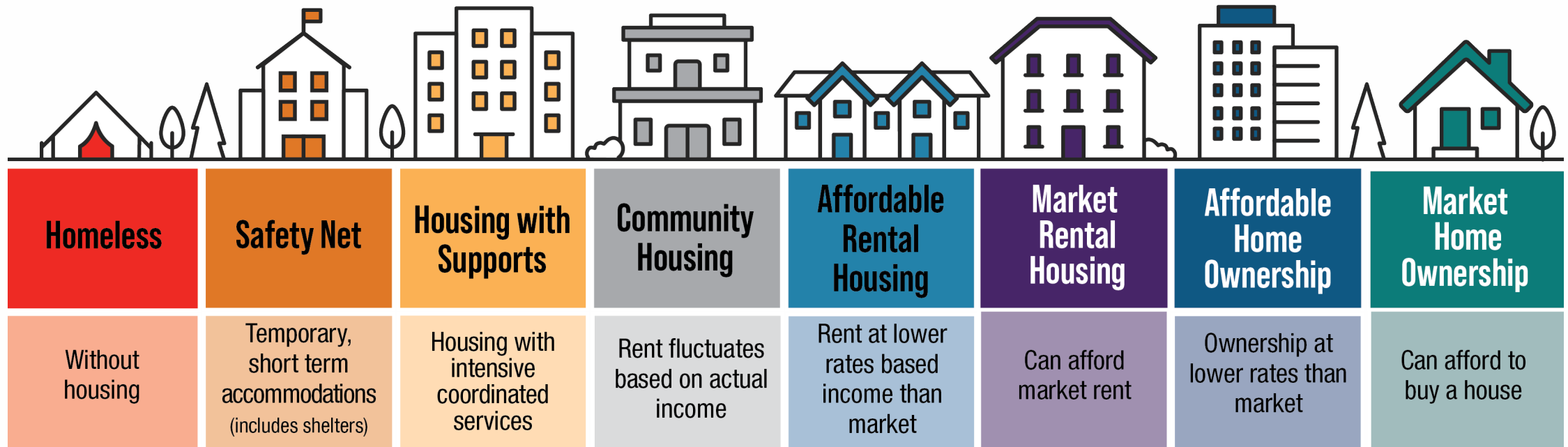
Key Terms:

Affordable housing costs less than 30% of a household's before tax income

Households	Annual Income	Can Afford (Monthly)	Needed Housing Supply
Low income Household	Up to \$29,400	Up to \$735	Community Housing and Rent Supports
Moderate Income Household	\$29,401 to \$52,500	Up to \$1,313	Affordable Market Housing (Rental and Ownership)
Medium Income Household	\$52,501 to \$83,900	Up to \$2,098	Attainable Market Housing (Rental and Ownership)

PART 1: Housing Terminology 101

A Spectrum of Housing Options



PART 2: What is Niagara Region's Role?

Future Local Housing Need

TOTAL HOUSING SUPPLY
IN 2021

199,064 UNITS



TOTAL HOUSING UNITS
FORECASTED FOR 2051

298,645 UNITS



TOTAL NUMBER OF
ADDITIONAL STOCK
NEEDED EVERY 5 YEARS

17,050 UNITS



PART 2

What is Niagara Region's Role?

PART 2: What is Niagara Region's Role?

Service Manager for Housing and Homelessness

Legislation and Provincial Policy:

Housing Services Act, 2011

- Have a Housing and Homelessness Action Plan (HHAP) and meet objectives and targets related to housing and homelessness
- Provide housing directly and establish, administer and fund housing programs and homelessness programs
- Niagara Regional Housing manages all owned units

PART 2: What is Niagara Region's Role?

Providing Guidance for Growth and Development

Legislation and Provincial Policy:

Planning Act (1990)

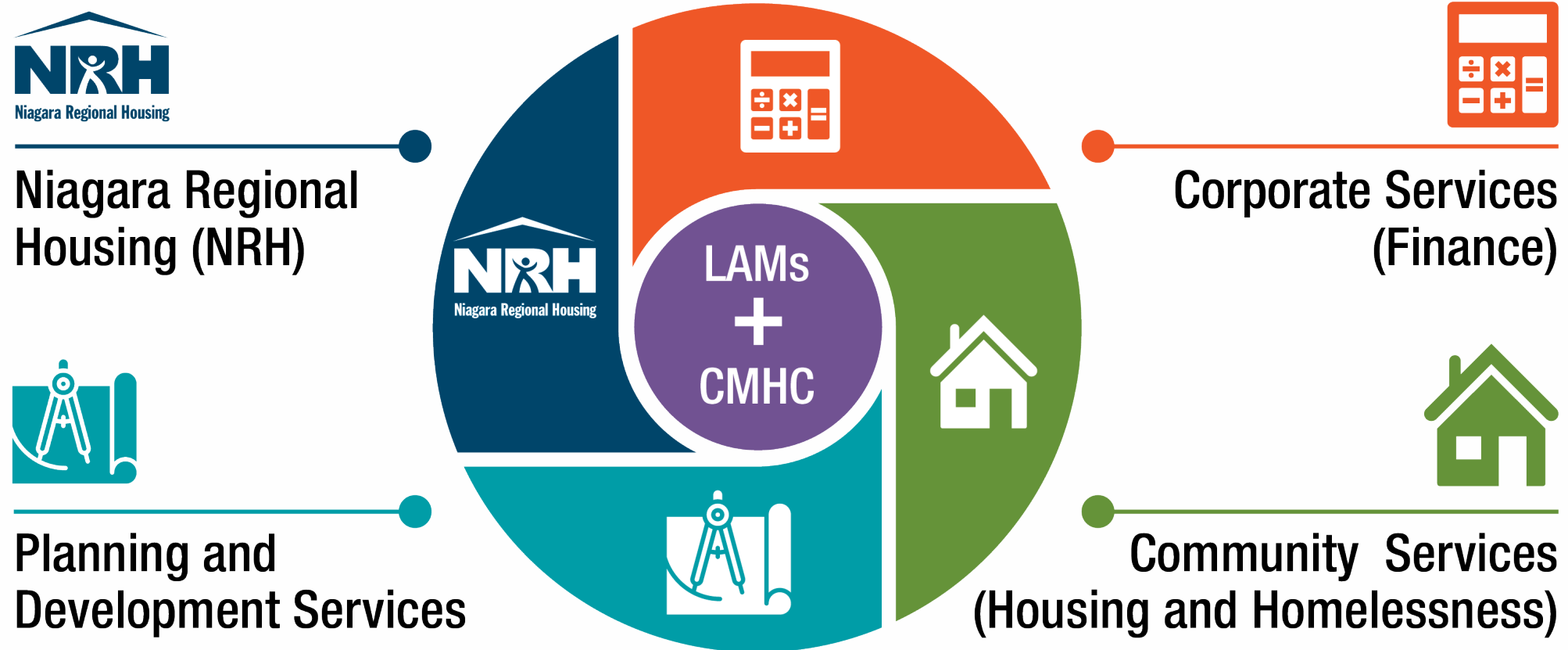
A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

Provincial Policy Statement (2020)

- Determine how and where Niagara is going to grow in the next 30 years
- Support policy implementation at the local municipal level through local Official Plans, Zoning By-laws, Secondary Plans, and Community Improvement Plans

PART 2: What is Niagara Region's Role?

Internal Coordinated Effort (2018 to present)



PART 2: What is Niagara Region's Role?

Summary of Region Responsibilities

- Coordinate between housing and land use planning
- Identify affordable housing target(s), land use tools, and financial incentive tools to provide affordable housing
- Ensure there is an appropriate supply and mix of housing
- Protect the Region's existing rental housing stock

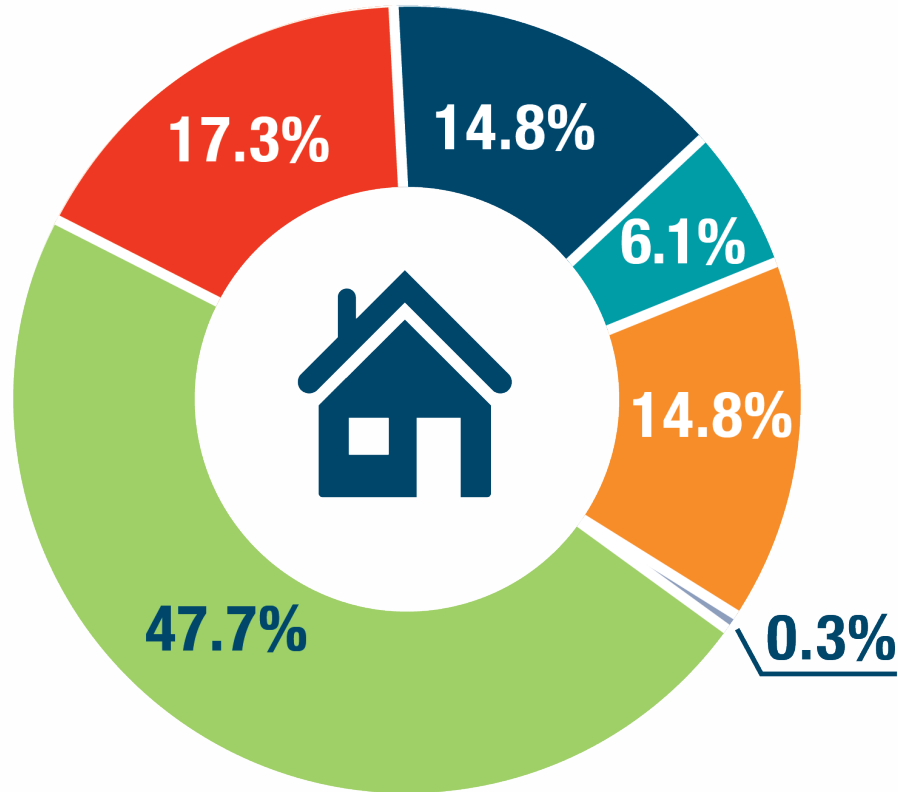
PART 2: What is Niagara Region's Role?

Summary of Region Responsibilities (continued)

- Provide financial support for capital and operating costs to meet service manager requirements for Community Housing
- Work with non-profit and cooperative housing providers
- Engage with private sector on a mix of housing options
- Connect with relevant systems (health, corrections)

PART 2: What is Niagara Region's Role?

Coordinating Investments in Affordable Housing

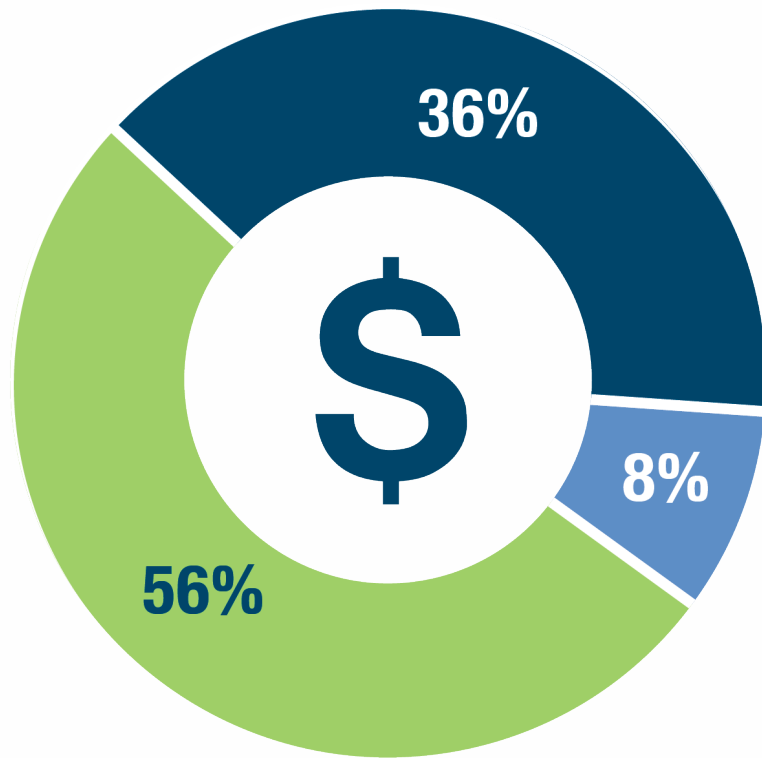





- Regional Levy/Reserves/Debt- 47.7%
- Provincial- 17.3%
- Federal- 13.8%
- Development Charges- 6.1%
- Other (Tenants, etc.)- 14.8%
- Local Area Municipalities- 0.3%

Based on capital and operating supports of all of housing, homelessness, cumulative for the term of council i.e. 2019-2021.

PART 2: What is Niagara Region's Role?

How We Deliver Housing and Homelessness Services (three divisions with net total levy of \$40.4 million)



-  Housing Services (Niagara Region)
\$22,534,576 - 56%
-  Housing Operations (NRH Owned Units)
\$14,753,478 - 36%
-  Homelessness Services (Niagara Region)
\$3,111,455 - 8%

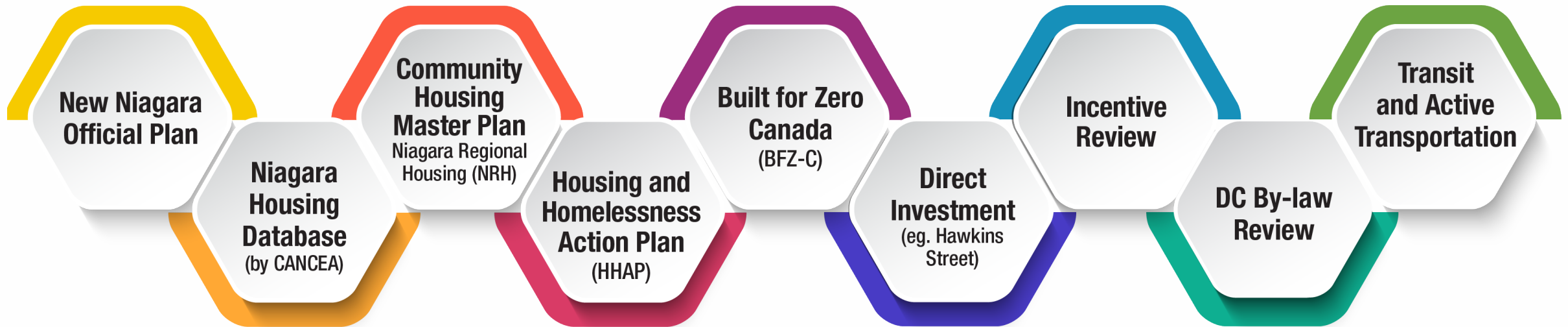
Based on 2021.

PART 3

Niagara Region's Strategies to Address the Housing Crisis

PART 3: Niagara Region's Strategies to Address the Housing Crisis

Niagara's Interconnected Strategies



PART 3: Niagara Region's Strategies to Address the Housing Crisis

Land Use Policy

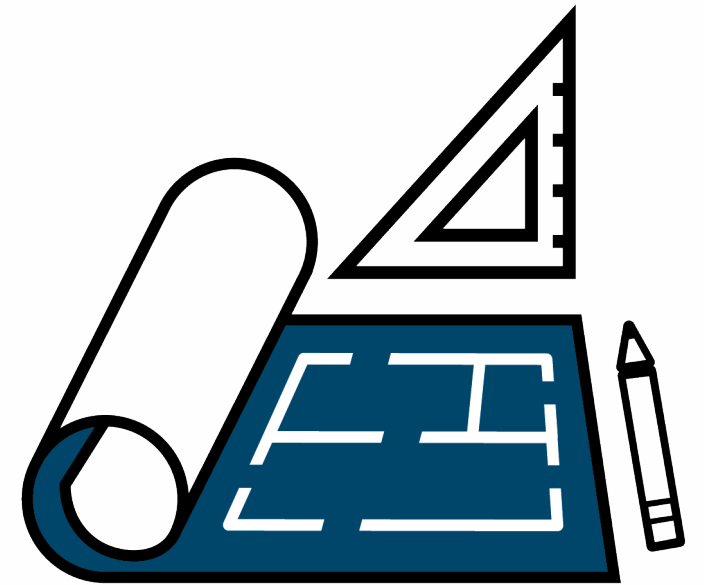
- Increased mix of units/ forecasts
- Intensification rates and Strategic Growth Areas
- Affordable housing targets
- Additional residential units
- Condominium conversion policies



PART 3: Niagara Region's Strategies to Address the Housing Crisis

Land Use Policy (Continued)

- Flexible zoning permissions
- Inclusionary Zoning (Protected Major Transit Station Areas)
- Coordination with transit, active transportation and employment opportunities
- Informs incentive programs



PART 3: Niagara Region's Strategies to Address the Housing Crisis

NRH Community Housing Master Plan

- Increase Community Housing Supply
- Achieve Financial and Environmental Sustainability
- Optimize Equity Investment
- Solve Asset and Service Challenges
- Create Healthy and Vibrant Communities



PART 4

Activities to Support the Strategy

PART 4: Activities to Support the Strategy

Maintaining Existing Community Housing Stock



Niagara Regional Housing

2,684

NIAGARA REGIONAL
HOUSING OWNED UNITS



3,659

HOUSING PROVIDER UNITS

60

non-profit and
co-operative
housing programs



1,465

RENT SUPPLEMENT
UNITS

(as of Q2 2020)

PART 4: Activities to Support the Strategy

2021 Housing Projects to Address Pressing Local Need

Bridge Housing Project

(Victoria, Niagara Falls)



Supportive Housing Project

(Niagara Falls)



Hawkins Avenue

(Niagara Falls)



Rapid Housing Initiative

(Welland)
(Submission Aug. 2021)



- 734 units in development under Provincial and Federal programs
- Intensification projects (73 units at Hawkins/Dell, 12 stacked townhouses at Roach)

PART 4: Activities to Support the Strategy

Supporting Community Partners to Develop

- Streamlining Development Approvals
- Monitoring Program Performance Indicators
- Active Transportation and Transit
- Three Affordable Housing Project Managers to Support Community Projects
- HHAP Housing Affordability Innovation Working Group
- Promoting Innovative Design and Construction

PART 4: Activities to Support the Strategy

Potential Development Incentive Programs

- Grants for Residential Rental, Secondary Suites and Small Building construction
- Development Charge deferrals for Affordable and Supportive Housing construction
- Suite of enhancements to the continuing Partnership Housing Program
- Provincial programs currently administered by Housing Services

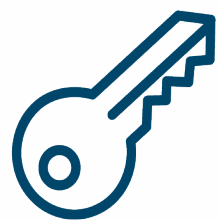
PART 4: Activities to Support the Strategy

Collaboration With Local Area Municipalities

Supporting Local Housing Strategies

- District and Secondary Plans
- Local municipal land

Additional Projects



200+ UNITS

through RFP in
Niagara Falls



Will include

50

RENT GEAR TO
INCOME (RGI)
UNITS



**RAPID HOUSING
INITIATIVE**

Welland gives
expedited service

PART 4: Activities to Support the Strategy

Options for additional funding equivalent to 1% of the Levy (\$4 million):

1. Add 10% to housing operating budget - does not increase supply
2. Add to capital to build units - increases supply of 12 purpose built rental units (\$300-400 thousand/unit to develop owned units)
3. Add to incentives budget - could increase supply of 20-40 affordable purpose built rental units and leverage private funding to partner on 60 to 120 additional purpose built rentals

PART 4: Activities to Support the Strategy

Key Decision Points to Drive Affordable Housing

Key Decision Point	When
Contribution to reserves, for shovel ready projects	Ongoing
DC Bylaw – collecting DCs for direct investment in Community Housing (e.g. Hawkins funded by DC revenue)	Ongoing
DC deferrals and grants – Mandated in Act, provided in DC By-law and Incentive Review	Ongoing
Incentive Review and Policy	Q4 2021
Niagara Official Plan	Q1 2022
Development Applications at the Local Municipal level	Ongoing
Addressing NIMBY (not in my backyard) as a barrier to development	Ongoing