

Housing Capital Initiatives

Corporate Services Committee

June 12, 2019

Agenda

1. Housing Need
2. Current initiatives
3. Roles and Responsibilities
4. Next steps

Housing Need

- **Canadian Centre For Economic Analysis** data was presented to Planning and Economic Development Committee on April 17th, 2019
- **Database of Regional Demographics, Housing and Core Need** created.

Core housing need defined

“at least one condition of unaffordable, unsuitable or inadequate is met and no alternative market housing is available given the household’s income”

Housing Need

Almost half of all renters in Niagara are spending over 30% of income on shelter, compared to 16% of owner households.

Supply of purpose built rental needs to increase



SINGLE OR ROOMMATE
households in core need



Suitable Housing:
Bachelor or 1 bedroom



LONE PARENT
households in core need



Suitable Housing:
2 or more bedrooms

Current Initiatives

Council Strategic Plan

Establish Council priorities and financial resources required for implementation

Incentive Review

Establish incentive programs that align with council strategic plan and provide the greatest return

5-Year Review of 10-Year Housing and Homelessness Action Plan

Update the Action Plan to reflect changes in policy and/or shifts in local priorities. Sets out how Service Managers are to address housing and homelessness locally, including: housing affordability, the co-ordination of homelessness and related support services, and the prevention of homelessness and chronic homelessness.

Comprehensive Review of the Official Plan

Develop a housing strategy in conformity with the Provincial Growth Plan for the Greater Golden Horseshoe that aligns with the Housing and Homelessness Action Plan. Identifies a diverse range and mix of housing options, densities, targets for affordable ownership and rental housing, and identify land use planning and financial planning tools to support.

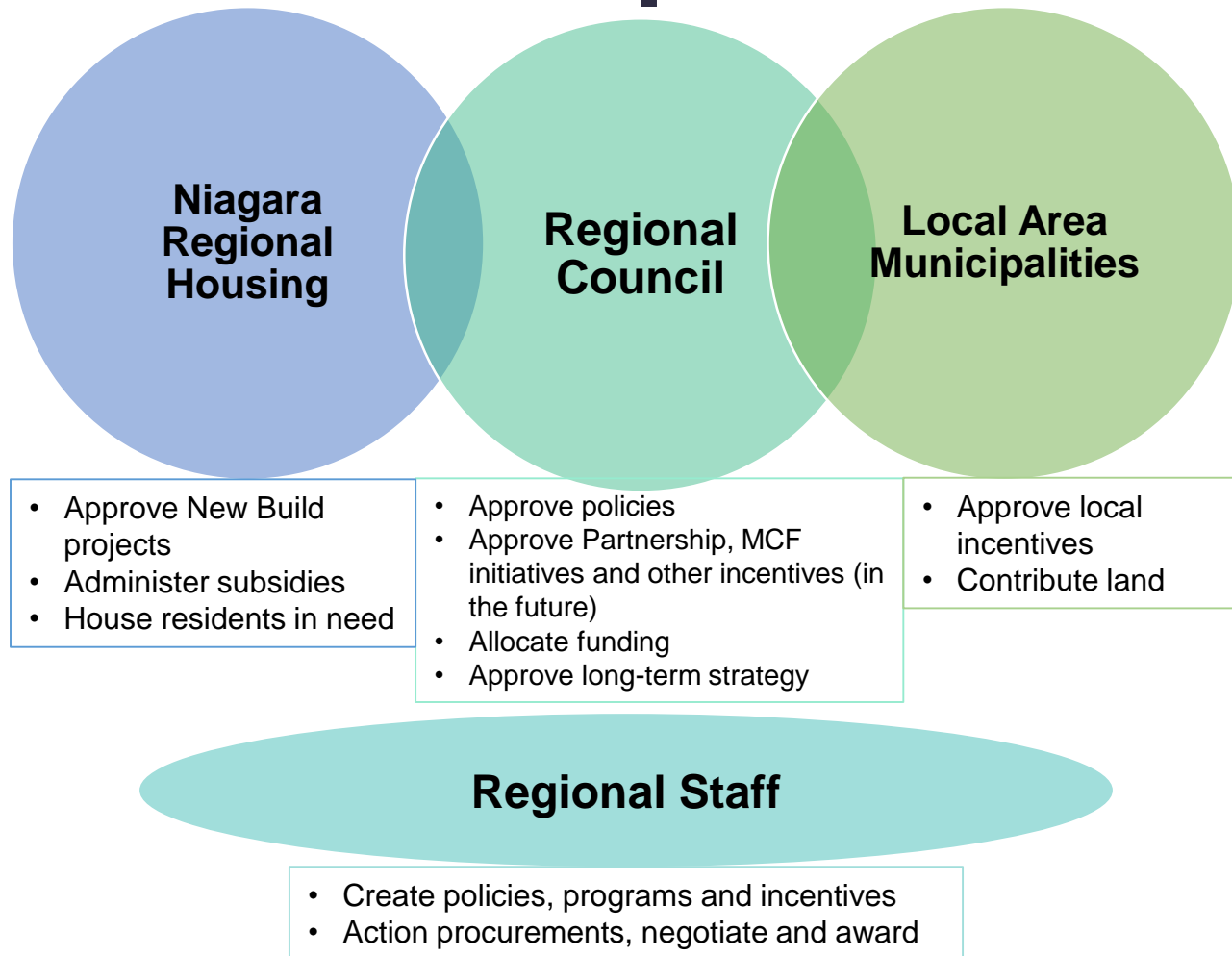
Current Initiatives

THE HOUSING CONTINUUM	1. RGI	2. AFFORDABLE HOUSING	3. LOW END OF MARKET	4. MARKET RENTAL	5. MARKET OWNERSHIP
	Rent Geared to Income	Non-profit, Co-operative or in partnership with either	market rental or ownership below a certain affordability threshold	market rental above a certain affordability threshold	market ownership above a certain affordability threshold
NIAGARA REGION INCENTIVES					
Partnership Housing Program			✓	✓	
Tax Increment Financing for Housing	✓				
Affordable Housing Municipal Capital Facility		✓	✓		
Development Charge Discretionary exemption	✓	✓	✓		
Development Charge Residential Intensification Exemption			✓	✓	
Development Charge Property Conversions Discretionary Exemption		✓	✓	✓	✓
Development Charge Smart Growth Design Discretionary Exemption		✓	✓	✓	✓
Development Charge Brownfield Remediation		✓	✓	✓	✓
Non-Profit DC Grant		✓	✓	✓	✓
Smarter Niagara Incentive Programs			✓	✓	✓
Smarter Niagara Incentive Program Tax Increment Grants		✓	✓	✓	✓
New Multi-Residential Tax Class		✓	✓	✓	
Use of Annual Tax Policy		✓	✓	✓	

Current Initiatives

INITIATIVE	Affordable Housing Municipal Capital Facility (CSD 33-2019)	Partnership Housing Program & Tax Increment Financing (CSD 34-2019)	Niagara Regional Housing (NRH) Affordable Housing
OBJECTIVE	<ul style="list-style-type: none"> Increase supply of all units at or below average market rents 	<ul style="list-style-type: none"> Increase supply of purpose built market rental subsidized units 	<ul style="list-style-type: none"> Increase supply of all units below average market rent
PARTNERS	<ul style="list-style-type: none"> Niagara Region Niagara Regional Housing Not for profit, tax exempt housing manager 	<ul style="list-style-type: none"> Niagara Region Niagara Regional Housing Private – for profit developer 	<ul style="list-style-type: none"> Niagara Regional Housing
REGIONAL INCENTIVES	<ul style="list-style-type: none"> NRH allocated share of units for affordable housing and provided with DC exemption on units Property designated by by-law as a Municipal Capital Facility and exempt of property taxes 	<ul style="list-style-type: none"> Region provides up front capital contribution in exchange for a agreement for share of units for affordable housing 	<ul style="list-style-type: none"> DC exemption on all units
OWNER	<ul style="list-style-type: none"> Non-profit 	<ul style="list-style-type: none"> Joint Venture 	<ul style="list-style-type: none"> NRH
REGIONAL BENEFIT	<ul style="list-style-type: none"> NRH will provide housing for residents on NRH waitlist specifically for share of units allocated by agreement 	<ul style="list-style-type: none"> Tax increment will fund subsidy on affordable units; NRH will administer Region has Equity share of development; may generate annual return and repayment on property disposition 	<ul style="list-style-type: none"> NRH will have priority of 100% of units for residents on NRH waitlist
REGIONAL CAPITAL FUNDING	<ul style="list-style-type: none"> Niagara Region zero Not for profit 100% 	<ul style="list-style-type: none"> Niagara Region \$1.7M (\$1.5M DCs) Private developer - % TBD 	<ul style="list-style-type: none"> NRH/NR 100% Potential for Federal & Provincial grants
REGIONAL OPERATING IMPACTS	<ul style="list-style-type: none"> Forgone annual property tax revenue 	<ul style="list-style-type: none"> Rent subsidy funded from tax increment 	<ul style="list-style-type: none"> Zero subsidy for some units funded from building revenue model
DEVELOPMENT CHARGE	<ul style="list-style-type: none"> Partial exemption in accordance with by-law 	<ul style="list-style-type: none"> Paid in accordance with by-law 	<ul style="list-style-type: none"> Full exemption in accordance with by-law
PROPERTY TAXATION	<ul style="list-style-type: none"> Regional, Municipal and Education taxes exempt 	<ul style="list-style-type: none"> Regional, Municipal and Education taxes paid (Regional taxes reinvested in housing subsidies) 	<ul style="list-style-type: none"> Regional, Municipal and Education taxes paid

Roles and Responsibilities



Next Step

1. Partnership Housing Program RFP
 - To award by Q1 of 2020
2. Affordable Housing Partnership RFP
 - To award by Q4 of 2019
3. Comprehensive Affordable Housing Strategy Steering Committee “Long-term Financial Strategy” for COW in September
 - To be referred to 2020 BRC

Questions

