



Report: P-14-063

## Region of Waterloo

### Planning, Housing and Community Services

#### Housing

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**To:** Chair Sean Strickland and Members of the Community Services Committee

**Date:** May 27, 2014                      **File Code:** D26-20

**Subject:** “Renewing Our Commitment” - A Proposed (New) Region of Waterloo Affordable Housing Strategy 2014-2019

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#### **Recommendation:**

That the Regional Municipality of Waterloo approve the following with regard to “Renewing our Commitment” - The New Region of Waterloo Affordable Housing Strategy 2014-2019, as described in Report P-14-063, dated May 27, 2014:

- a) Endorse the New Affordable Housing Strategy as a key approach to address affordable housing needs to the end of 2019;
- b) Allocate \$690,000 for new rental and supportive housing and \$400,000 for Ontario Renovates from the remaining \$1.09 million in Investment in Affordable Housing for Ontario program funding for the 2014-2015 fiscal year;
- c) Request senior levels of government to actively participate in the new Affordable Housing Strategy, including the provision of adequate long-term capital and sustainable supportive housing funding;
- d) Forward a copy of the new Affordable Housing Strategy to Federal and Provincial Ministers responsible for housing, health and social services, local Members of Parliament and Members of Provincial Parliament, Area Municipalities, Federation of Canadian Municipalities, Association of Municipalities of Ontario and Community Housing Stakeholders; and
- e) Direct Regional staff to report back to Regional Council on implementation plans, as required, subject to the release of a future funding allocation for affordable housing from the Federal and Provincial governments, and as described in this report.

**Summary:**

The Region of Waterloo's first Affordable Housing Strategy (AHS) was initiated in May 2001. Since then, a total of 2,062 units of affordable housing have been created, thereby meeting the combined goal of creating at least 2,000 units. The success of the AHS to date has had a positive impact on the housing environment in Waterloo Region. However, substantial affordable housing needs in the community remain unmet.

The Region of Waterloo is currently the fourth largest community in the Province and tenth largest in Canada and is expected to continue being a major growth centre. This is reflected in "Amendment 2 (2013) to The Growth Plan For The Greater Golden Horseshoe, 2006", which increased the 2031 population forecast for the Region of Waterloo from 729,000 to 742,000. This growing population will need a range of housing types and affordability levels. While the proposed new AHS will not fully address all of our community's affordable housing needs, it sets a bold yet realistic goal given the expected level of investment in housing by senior government to 2019, as well as local capacity.

The proposed new goal of the Affordable Housing Strategy 2014-2019 is to address the housing needs of 700 low to moderate income households through the creation of 350 new affordable housing units and the preservation and retention of 350 existing affordable homes. The need for affordable housing for the lowest income households and supportive housing will remain key priorities of the new proposed new AHS.

The provision of Federal and Provincial funding has been a key requirement in meeting the 2,000 unit goal. The Region of Waterloo has invested \$14.8 million in capital funding and grants to offset Regional Development Charges toward the creation of affordable rental units. To fully achieve the goal of the new AHS, and address the housing and support requirements of those most in need in Waterloo Region, additional funding will be required from senior levels of government.

A draft brochure, describing the new Affordable Housing Strategy, is attached to this report. The proposed theme of the communication material is "Renewing Our Commitment."

**Report:****Results to Date**

The Region of Waterloo Affordable Housing Strategy (AHS) was initiated in May 2001, with a goal of helping to create 1,000 new affordable housing units by the end of 2005 (P-01-059). In May 2005, Regional Council approved enhancements to the original AHS by increasing the goal to 1,500 units of affordable housing by the end of 2008 (P-05-057). In October 2008, the latest AHS was endorsed with a goal of helping to create at least 500 new units of sustainable affordable housing, with priorities being units affordable to the lowest income households and supportive housing.

With the help of our community partners, more than 2,062 households are now living in affordable and appropriate housing as a result of 1,409 new affordable rental housing units (Rental and Supportive), 343 additional rent supplement units (Rent Supplement Program) and the provision of 310 down payment loans to buy affordable homes (Affordable Home Ownership Program).

The success of the AHS would not have been realized without the collaboration of private sector and non-profit providers, support from local agencies, contributions by Area Municipalities, and funding provided by the Provincial and Federal governments. The Region is recognized as a leader in the creation of affordable housing, and as a result of the collective efforts of all stakeholders the Region continues to be the leader in Ontario of most new affordable housing units per capita of mid to large Service Managers (over 175,000).

The AHS was developed to help create new affordable housing to address unmet needs in the community. In addition to meeting the housing needs of low to moderate income households and improving their quality of life, the AHS has provided other positive results for the Region, including:

- Facilitated \$57.6 million in home purchases through the Affordable Home Ownership project;
- \$176.0 million in capital expenditures in the local construction industry;
- More than 3,870 person years of construction employment created; and
- Every \$1 invested by the Region leveraged \$12 from other sources.

### **The Housing Environment**

The Region of Waterloo is currently the fourth largest community in the Province and tenth largest in Canada and is expected to continue being a major growth centre. This is reflected in “Amendment 2 (2013) to The Growth Plan For The Greater Golden Horseshoe, 2006”, which increased the 2031 population forecast for the Region of Waterloo from 729,000 to 742,000. This growing population will need a range of housing types and affordability levels. While there are many economic and community benefits associated with this growth, the community will continue to experience concurrent pressure for affordable housing. It is therefore necessary to make strategic investments to help housing stakeholders address the growing need for affordable housing.

#### **a) Changing Conditions**

There have been several changes to the local housing environment since the Region took a lead role in addressing housing needs in 2001, when it was designated as the Service Manager for Community Housing by the Province. In 2001, there was a growing need for affordable rental housing as a result of a negligible amount of publicly-funded and private sector rental housing units being built during the later half of the 1990s. When Regional Council announced its Affordable Housing Strategy in 2001, the rental vacancy rate in the Region was below one per cent, for the third consecutive year (three per cent vacancy rate is generally considered an indicator of a balanced rental market). The majority of new housing being constructed was single-detached ownership homes (71% of residential permits in 2002), with an average of only 203 new rental units built annually over the five years before the AHS.

Since 2001, the work of the private sector, non-profit proponents and all levels of government to provide for a greater range of housing options is paying off. The vacancy rate, while low, has averaged 2.6% over the last five years (currently at 2.9%), a wider-range of housing options are being built (singles accounted for only 33% of residential building permits in 2013), and rental starts have averaged at 686 units annually over the last five years.

### b) Housing Affordability

Despite the provision of a more diversified range of housing since 2001, there are still key housing needs in our community to be addressed. Housing affordability, while an issue that every household must address, is a more significant issue for lower income households, making it more difficult for them to find suitable and affordable housing options. While vacancy rates are closer to 3%, vacancy rates tend to be lower for more affordable units. Further, according to data from the 2011 National Housing Survey, 40% of renters and 17.5% of homeowners are spending more than 30% of their income on housing costs. Of those households, 18.7% of renters (10,175 households) and 6% of homeowners (7,595) are paying more than 50% of their gross household income on housing. The vast majority of households paying more than 50% of their income on housing costs (96.7% of renters and 72.7% of homeowners) have gross household incomes under \$30,000. An illustration of incomes required to afford certain rent levels is shown in Figure 1. Helping these households retain their existing housing or assist with rapid re-housing reduces stress and disruption to the family, uses less external resources and is a more feasible approach to housing stability.

While there has been an increase in rental housing construction, the majority of new units have been for students or higher end rental housing. The cost realities of building and operating private rental housing make it very difficult to rent at or below the Average Market Rent (AMR), making most new private rental units unaffordable to even moderate income households. There is interest in the development sector to explore options to create more rental housing available for the moderate rental market at 80% to 100% of AMR. Existing tools, such as density bonusing and new programs and incentives, can be developed at relatively low cost to help create moderate income homes, especially within the ION Corridor and other key areas, adding to the range of housing options.

**Figure 1: Income Required to Afford Percentages of Average Market Rent (AMR)**

Unit Size	65% AMR	80% AMR	100% AMR	120% AMR	140% AMR
Bachelor	\$17,160 (\$429 rent)	\$21,120 (\$528 rent)	\$26,400 (\$660 rent)	\$31,680 (\$792)	\$36,960 (\$924)
One-Bedroom	\$21,060 (\$526 rent)	\$25,920 (\$648 rent)	\$32,400 (\$810 rent)	\$38,880 (\$972 rent)	\$45,360 (\$1,134 rent)
Two-Bedroom	\$24,752 (\$618 rent)	\$30,464 (\$762 rent)	\$38,080 (\$952 rent)	\$45,696 (\$1,142 rent)	\$53,312 (\$1,333 rent)
Three-Bedroom +	\$29,302 (\$733 rent)	\$36,064 (\$902 rent)	\$45,080 (\$1,127 rent)	\$54,096 (\$1,352 rent)	\$63,112 (\$1,579 rent)

### **c) Home Ownership**

Home ownership is a goal of many families and individuals. The average price of a new single detached home in the Kitchener-Cambridge-Waterloo CMA has increased 88% over the last 10 years, to \$481,687, compared to an inflation increase of under 20%. While new and resale home prices are increasing, interest rates remain low and home ownership is still a viable option for low to moderate income households with stable incomes. The Region's Affordable Home Ownership program has been successful in helping low to moderate income households with stable incomes become homeowners.

### **d) Aging Community Housing**

The Region is the owner of 2,722 Community Housing units (Waterloo Region Housing) and administers and additional 4,622 non-profits and co-operatives (2014 budget). Some of the buildings are approaching 60 years of age and require increasing capital costs to maintain. While the capital reserves for Community Housing buildings were under funded when transferred to the Region by the Province and these buildings are in need of ongoing repair and may be candidate sites for revitalization as agreements expire, they are still a valuable community asset providing much needed affordable housing.

### **e) Private Homes in Need of Repair**

The homes that families and individuals own are major investments that require ongoing repairs and maintenance. Data from the 2011 National Housing Survey indicated that 17,544 homeowner households with incomes less than \$40,000 per year require maintenance or minor repairs, with 1,040 homes in need of major repairs. Helping seniors and persons with disabilities to remain in their homes and neighbourhoods with supports and financial assistance for repair/accessibility modifications, helps them to maintain a higher quality of life. Since 2012, Ontario Renovates has helped 86 individuals and families remain in appropriate housing, including 12 accessibility modifications that helped prevent people from entering the long term care system prematurely.

### **f) Need for Support**

While the Region was successful in meeting its priority of helping to create at least 100 supportive housing units under the last AHS, the waiting lists for various types of support to maintain housing has continued to fluctuate around 1,270 per year. The Temporary Housing Assistance With Supports (THAWS) pilot program has proven that flexible funding and supports tied to the household and not a particular unit can be utilized quickly to create housing stability.

### **The Proposed New Affordable Housing Strategy 2014-2019: "Renewing Our Commitment"**

The proposed new goal of the Affordable Housing Strategy 2014-2019 is to address the housing needs of at least 700 low to moderate income households by creating 350 new affordable housing units and preserving and retaining 350 existing homes.

**a) Creating New Units**

The 350 new units would be a combination of new rental and affordable home ownership units. Facilitating the creation of 250 new affordable rental units will help address the rental housing needs of low to moderate income households in the community, with a particular focus on the needs of the lowest income households in the community and supportive housing. An additional 100 units are targeted through the AHO program to help families and individuals become homeowners, which should open up rental opportunities for other households. Half of the AHO units are expected to be funded through the AHO Revolving Loan Fund and the balance funded from the anticipated extension of the senior government Investment in Affordable Housing for Ontario (IAH) program.

**b) Preserving and Retaining Affordable Homes**

The retention of 350 units would occur through a combination of repairing the physical assets and creating opportunities for households in need to retain their housing. The target of assisting with the repair/accessibility modifications and revitalization of 250 homes and rental units will help keep families and individuals in their homes. Creating 100 flexible housing assistance units will help create housing stability for some households in our community with the greatest need of affordable and supportive housing.

The goal of at least 700 units is based on an analysis of the need for affordable housing balanced against senior government, community and Regional capacity to deliver funding. Meeting the 2,000 unit goal of the AHS to date required partnerships and support between several housing stakeholders. The success of the new AHS will depend on the continued participation of the senior levels of government, Area Municipalities, the private sector, housing providers, and service agencies.

**AHS Connections**

There is a diverse range of housing types found in Waterloo Region. The private sector is effective at delivering a wide range of rental and ownership housing options within the Region. However, intervening approaches are necessary to ensure that the other, non-market and alternative types of housing are available to meet current needs of households within our community and to maintain a balanced continuum. To ensure a diversity of housing types, the Region of Waterloo has adopted strategies and works in partnership with non-profits, private sector and service delivery agencies to deliver and maintain this diversity.

The new provincial requirement for a 10-year Housing and Homelessness Plan was fulfilled by the submission of Waterloo Region's Housing Action Plan for Households with Low to Moderate Incomes (Housing Action Plan) together with All Roads Lead to Home: The Homelessness to Housing Stability Strategy for Waterloo Region. The Homelessness to Housing Stability Strategy serves as the Region's system plan for housing stability and is a guide for the community that supports a shared approach to ending homelessness. The Housing Action Plan provides a comprehensive overview of the state of housing in Waterloo Region and identifies longer term housing needs and actions in both affordable and market housing. The broader and longer term Housing Action Plan helps to inform the AHS.

Implementation of the AHS will assist in providing a greater range of affordable housing options to help create more complete communities and support other Regional strategies and initiatives, including the Comprehensive Approach to Poverty Reduction, the Seniors' Strategy and the Community Building Strategy.

### **Proposed Next Steps**

The new AHS, if endorsed by Regional Council, would commence with the allocation of remaining Investment in Affordable Housing for Ontario (IAH) program funding for the 2014-2015 fiscal year. There is currently \$1.09 million in IAH funding allocated to the Region under IAH for 2014-2015 fiscal year for capital projects. Staff recommend that \$690,000 be allocated for new rental and supportive housing and issue a call for Expressions of Interest, the results of which would be the subject of a future report for consideration by Regional Council. The remaining \$400,000 is recommended to be made available for Ontario Renovates.

Staff will continue to collaborate with local and sector partners (e.g. Federation of Canadian Municipalities, Association of Municipalities of Ontario, Ontario Municipal Social Services Association) to seek long-term enhanced funding from senior levels of government for new affordable housing, capital repair funding for existing Community Housing and ongoing funding for supports to meet growing housing needs.

A series of measurable outcome indicators will continue to be monitored to ensure the Region is achieving the goal of creating affordable housing. The indicators will measure outcomes in the areas of affordability, economic sustainability, environmental sustainability and social sustainability. Staff will prepare an annual report to Council on the status of the indicators and progress being made toward the goal of at least 700 units.

### **Area Municipal Consultation/Coordination**

A copy of this report has been distributed to all Area Municipalities. Regional staff will continue to meet with Area Municipal staff to review proposed affordable housing projects submitted within their Municipality.

### **Corporate Strategic Plan:**

The proposed new AHS will address Regional Council's Strategic Objective 4.5 "work collaboratively to increase the supply and range of affordable housing and reduce homelessness."

### **Financial Implications:**

The Region of Waterloo has invested \$14.8 million in capital funding and grants to offset Regional Development Charges toward the creation of affordable rental units over the last 13 years. The Region also created 140 rent supplement units as part of the first AHS and provides ongoing operating funding to support these units, with an annualized operating budget of approximately \$454,000.

The costs of developing the AHS have already been provided for in the approved 2014 budget for Housing. Any new proposed projects or programs as a result of the AHS will be the subject of future reports for Regional Council's consideration.

The Region currently has \$1.09 million in funding remaining under the current IAH program for the 2014-2015 fiscal year for capital projects (Rental Housing and Ontario Renovates). Staff recommend that \$690,000 be allocated for new rental and supportive housing and issue a call for Expressions of Interest, the results of which would be the subject of a future report for consideration by Regional Council. The remaining \$400,000 is recommended to be made available for Ontario Renovates. The Region of Waterloo's main financial contribution will be through the provision of limited grants to offset Regional Development Charges. The Region has also adopted the Optional Property Class for New Multi-Residential Development that provides equalized tax treatment (a ratio of 1.000) for new multi-residential developments for 35 years (F-02-031). The Optional Property Class for New Multi-Residential Development will continue to apply to projects developed under the new AHS.

The 2013 Federal Budget included a commitment to renew Investment in Affordable Housing funding starting in 2014 for five years at current funding levels of \$253 million annually across Canada. The 2014 Ontario Budget stated that the Province was in the process of finalizing an agreement with the Federal government to extend the current IAH program for a further five years. The Ontario government would contribute \$80.1 million annually for five years to this program. At a minimum, the commitment must be maintained by the next Provincial government in order to meet the proposed new AHS target.

The allocation of new funding received from senior levels of government to implement the new AHS and any proposed use of Housing Reserve Fund and/or Delivering Opportunities for Ontario Renters funds and the financial implications relating to implementation would be subject to a future report for consideration by Regional Council.

**Other Department Consultations/Concurrence:**

This report has been reviewed by staff from Finance, Social Services and Legal. Housing staff will continue to consult these departments during the implementation of the new Affordable Housing Strategy.

**Attachments:**

Appendix 1 – Region of Waterloo Affordable Housing Strategy 2014-2019 – Renewing Our Commitment (draft)

**Prepared By: Jeffrey Schumacher**, Supervisor, Housing Supply Initiatives

**Approved By: Rob Horne**, Commissioner, Planning, Housing and Community Services

APPENDIX 1



RENEWING OUR COMMITMENT

## Renewing Our Commitment

In 2008, Regional Council established a new goal of helping to create at least 500 units of new affordable housing by the end of 2013.

The Waterloo Regional Community has met its latest Affordable Housing Strategy goal, creating 513 new units of affordable housing.

The Region is the 4<sup>th</sup> largest community in Ontario and is planned to be a major growth centre into the future resulting in concurrent pressure for affordable housing.

As we celebrate our collective success, it is time to renew our commitment to work together to address unmet and growing needs in our community.

## Introduction to the New Affordable Housing Strategy

Housing is a basic necessity of life and an important factor in our health and well-being. Accessible and affordable housing is available to most of our population; however, there are segments of the population for which this need is not being met. To help address this need, the Region of Waterloo initiated its first Affordable Housing Strategy (AHS) in 2001, and enhanced it in 2005, with a total target of creating 1,500 new affordable housing units by the end of 2008. In 2008, Regional Council established a new goal of helping to create at least 500 units of new sustainable affordable housing by the end of 2013. Between 2001 and 2013, a total of 2,062 new affordable housing units were created under the AHS, including 1,409 affordable rental units, 343 new rent supplement units and 310 affordable home ownership units.

Creating over 2,000 new units affordable housing options for families and individuals is a significant milestone that has had a positive impact on households and the community at large. However, as the 4<sup>th</sup> largest community in Ontario currently and experiencing population growth over Provincial growth forecasts, the need for affordable housing will continue to increase. Therefore, there is still work to be done to continue to assist households in need and in working towards our vision as an “inclusive, thriving and sustainable community.”

This brochure has been prepared to demonstrate our success to date, to introduce the New Affordable Housing Strategy and to highlight our new goal, which will take us to 2019.



The new goal of the Affordable Housing Strategy 2014 – 2019 is:

**“to address the housing needs** of at least 700 low to moderate income households

The New Affordable Housing Strategy builds on our successes of creating sustainable affordable housing while helping others to retain their current housing to support aging in place and prevent homelessness. We will continue to ensure that we remain both strategic in our investments and sustainable in our outlook, recognizing that fully achieving our goal will depend on additional funding from senior levels of government. Our collective community has made great strides in growing the number of affordable housing options available for low to moderate income households as our community continues to grow, but we need to be **renewing our commitment** to affordable housing to address our growing needs.

### **Creating New Housing**

Addressing growing need: these new 350 units of sustainable affordable housing will be achieved through:

- New Affordable Rental Units – 250
- Affordable Home Ownership Units - 100

### **Renewing Existing Housing**

Addressing need: these new 350 units of sustainable affordable housing will be achieved through:

- Repair and Revitalization – 250
- Flexible Housing Assistance Program - 100

### **Affordable Housing Strategy Guiding Principles**

- a) Everyone should have housing stability
- b) All levels of government have a role to play
- c) Affordable housing must be sustainable over the long term
- d) Innovative approaches and partnerships are required
- e) Our community needs a full range of housing options

### **Snapshots of Success 2001 – 2013**

- More than 2,000 units of affordable housing already created
- Facilitated \$57.6 million in home purchases through the Affordable Home Ownership project
- \$176.0 million in capital expenditures in the local construction industry
- More than 3,870 person years of construction employment created
- Every \$1 invested by the Region leveraged \$12 from other sources
- On a per capita basis, the Region of Waterloo is first in creating affordable rental housing units, of mid to large sized Service Manager (over 175,000)

### **Addressing Growing Needs**

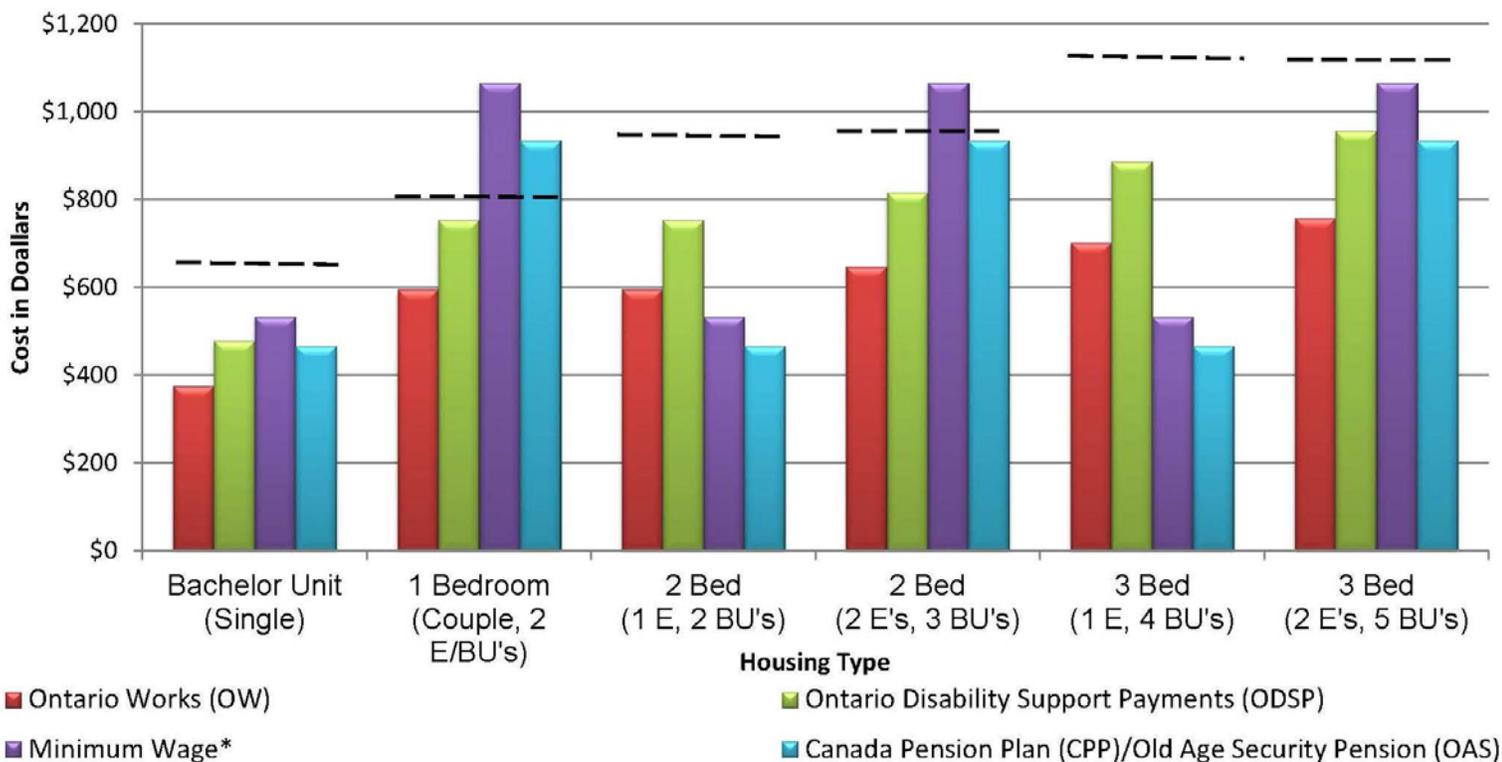
While our community has made great strides in creating over 2,000 affordable housing units over the last 12 years, the need for a range of affordable housing options for low to moderate income households continues to grow.

### **Need For New Affordable Rental Housing**

There is great demand for rental housing affordable to lower income households in the Region. The Community Housing wait list remains above 3,000 households, but fewer households are being housed every year, resulting in an increase in wait times for most households.

With the rental vacancy rate sitting below 3 per cent since 2010 (the level for a balanced rental market), there is also a need for rental housing affordable to moderate income households. The economics of rental housing make it very difficult to rent at or below the Average Market Rent (AMR). We should explore options on how we can further activate the moderate rental market (80 per cent - 100 per cent of AMR).

## AFFORDABILITY FOR LOWEST INCOME HOUSEHOLDS (2013)



\* Minimum Wage is calculated at the current rate of \$10.25/hour. \*\* E = Earner (if making minimum wage) \*\* BU = Benefit unit

Facilitating the creation of 250 new affordable rental units will help address the rental housing needs of low to moderate income households in the community.

### Need for Affordable Home Ownership

Home ownership is a goal of many families and individuals. The main barrier preventing many households from buying their first home is the lack of sufficient funds for the required down payment. Assisting households with stable incomes to purchase their first home opens up rental opportunities for other families and individuals and provides an opportunity to gain equity. While the average price of a new single detached home in the Kitchener-Waterloo-Cambridge CMA has increased 88 per cent over the last 10 years, to \$481,687, within resale homes increasing 47 per cent; home ownership is an affordable option for many households in the Region. Helping 100 families and individuals become homeowners will open up rental opportunities for other households.

## Sustaining Our Existing Housing

It makes good economic sense to invest in preserving the housing we already have in place, whether it is maintaining the bricks and mortar, or assisting a family to retain their current rental arrangement.

**Since 2012, Ontario renovates has helped 86 individuals and families remain in appropriate housing, including 12 accessibility modifications that have helped prevent people from entering the long term care system prematurely.**

## Need to Repair and Revitalizing What We Have

Our existing Community Housing is a valuable capital and social asset. Like any asset, it needs to be properly managed and maintained. While the majority of Community Housing is in good condition, we should explore opportunities to revitalize some of these properties, where viable.

Helping seniors and persons with disabilities to remain in their homes and neighbourhoods with supports and financial assistance for repair/ accessibility modifications, helps them to maintain a higher quality of life. Since 2012, Ontario Renovates has helped 86 individuals and families remain in appropriate housing, including 12 accessibility modifications that have helped prevent people from entering the long term care system prematurely.



The target of assisting with the repair and revitalization of 250 homes and rental units will help keep families and individuals in their homes



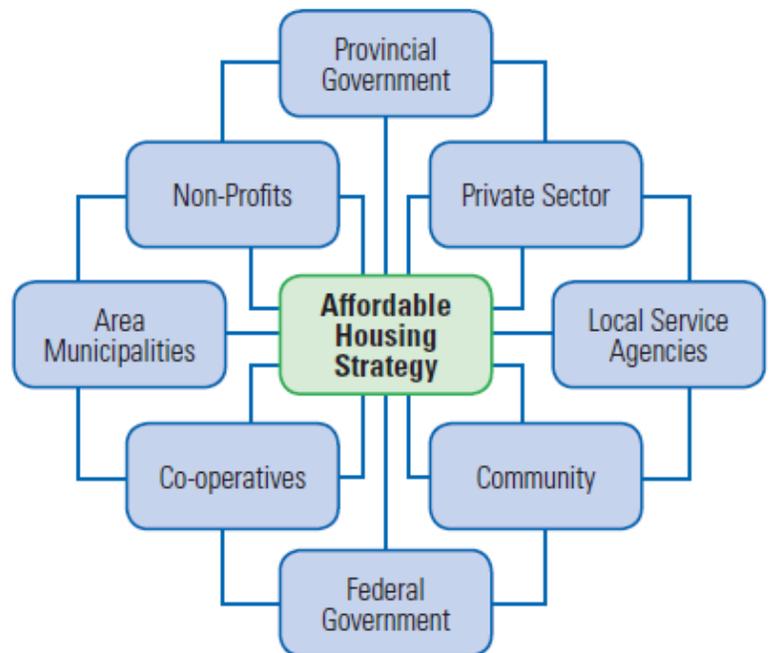
The Region of Waterloo with its community partners celebrated the official opening of David Street Apartments in Kitchener on Jan. 24, 2014.

### Need to Help People Stay Housed

Helping households retain their existing rental housing and assisting with rapid rehousing, should they lose their housing reduces stress and disruption, uses less external resources, and is a more feasible approach for the housing stability system. Creating 100 Flexible Housing Assistance units will help create housing stability for some of those households in our community with the greatest need.

### What We Are Already Doing

The Region has implemented a variety of programs and initiatives to address housing needs in the community. The successes realized under the Affordable Housing Strategy would not have been possible without the involvement of key housing stakeholders. The continued success of the Affordable Housing Strategy will depend on renewing these connections and partnerships.



## Renewing Our Tools and Opportunities

Housing stakeholders have opportunities to work within the existing system to continue to address affordable housing needs in our community. There are other tools to explore to further maximize and leverage the existing assets and partnerships. Renewed commitment by senior levels of government to provide long-term funding will be key to achieving the goal of the new Affordable Housing Strategy:

- 1) Add new sustainable affordable housing units to the housing supply, as senior government funding becomes available.
- 2) Continue to provide Regional Development Charge grants for the development of new affordable housing, as available.
- 3) Identify municipal incentive and policy options to assist in the development of new affordable housing, in particular within the ION Corridor.
- 4) Continue to fund accessibility modifications and necessary repairs to allow low to moderate home owners to remain in their communities.
- 5) Expand the Ontario Renovates program to support the creation of affordable secondary suites and assist low income renters with accessibility modifications.
- 6) Enhance the Affordable Home Ownership program
- 7) Explore financial asset building strategies to assist moderate income renter households become home owners.
- 8) Leverage Community Housing assets to revitalize and create additional housing units.
- 9) Continue to utilize Municipal Housing Facilities By-law to permit financial assistance to private sector developers of affordable housing.
- 10) Deliver a Priority Housing Allowance program to all those in greatest need to retain or regain suitable housing.
- 11) Facilitate the creation of new partnerships to link affordable housing providers with support service agencies.
- 12) Continue to apply the Optional Property Tax Class, providing equalized tax treatment (a ratio of 1.000) for new multi-residential developments.
- 13) Work together to raise awareness about the importance of housing stability and affordable housing within our community.