

Affordable Housing Action Plan



ORILLIA

INCORPORATED 1867

Objective of the Action Plan



To create a series of recommendations which will ultimately lead to an **increase in affordable cost-effective rental and homeownership** opportunities within Orillia.

Outcome of the Action Plan



April 2010

Action Plan received by Council
- 34 Recommended Actions

June 2010

Council approved 18-month contract for an
Affordable Housing Coordinator

July 2010

Council approved hiring of a consultant
to assist the Affordable Housing Coordinator

October 2010

Start of Coordinator's Contract

December 2010

The Planning Partnership and Erik Hunter Retained

January 2011

Stakeholder Consultations

April 2011

Release of Directions Report

3 Primary Themes



HOUSING CONTINUUM:

There are different forms of affordable housing

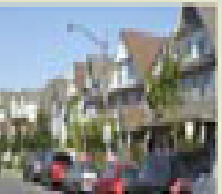
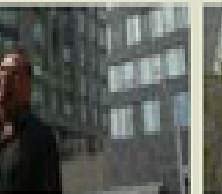
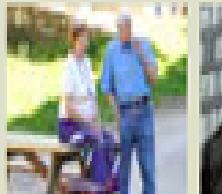
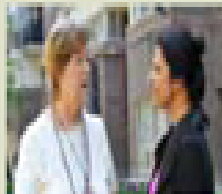
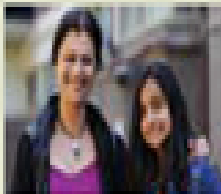
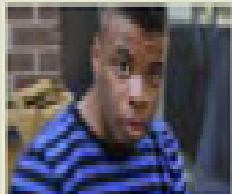
HOUSING GAP:

Cost of Housing versus
Money Available to Pay for Housing

ACCESSIBILITY GAP:

Shortage of Accessible, Affordable Units

The Housing Continuum



Homelessness

Emergency Shelter

Transitional Housing

Supportive Housing

Social Housing

Subsidized Rental

Private Market Rental

Home Ownership

The Housing Gap



The Action Plan identified the following sectors of the population as facing the greatest economic challenges:

Youth

Seniors

Single Parents

Economic Challenges = Challenges finding Adequate and Affordable Housing

Cost of Housing Vs. Income



Average House Price in 2010

\$250,115

Average Monthly Market Rent in 2010

\$816

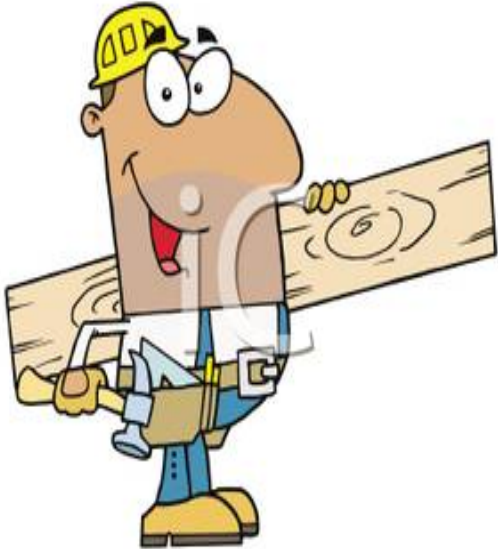
Gross Household Income - 2010

40% of Orillia's Population
Earns **\$48,222** or less

50% of Orillia's Population Earns
\$57,761 or less

60% of Orillia's Population Earns **\$70,158** or less

Business & Housing



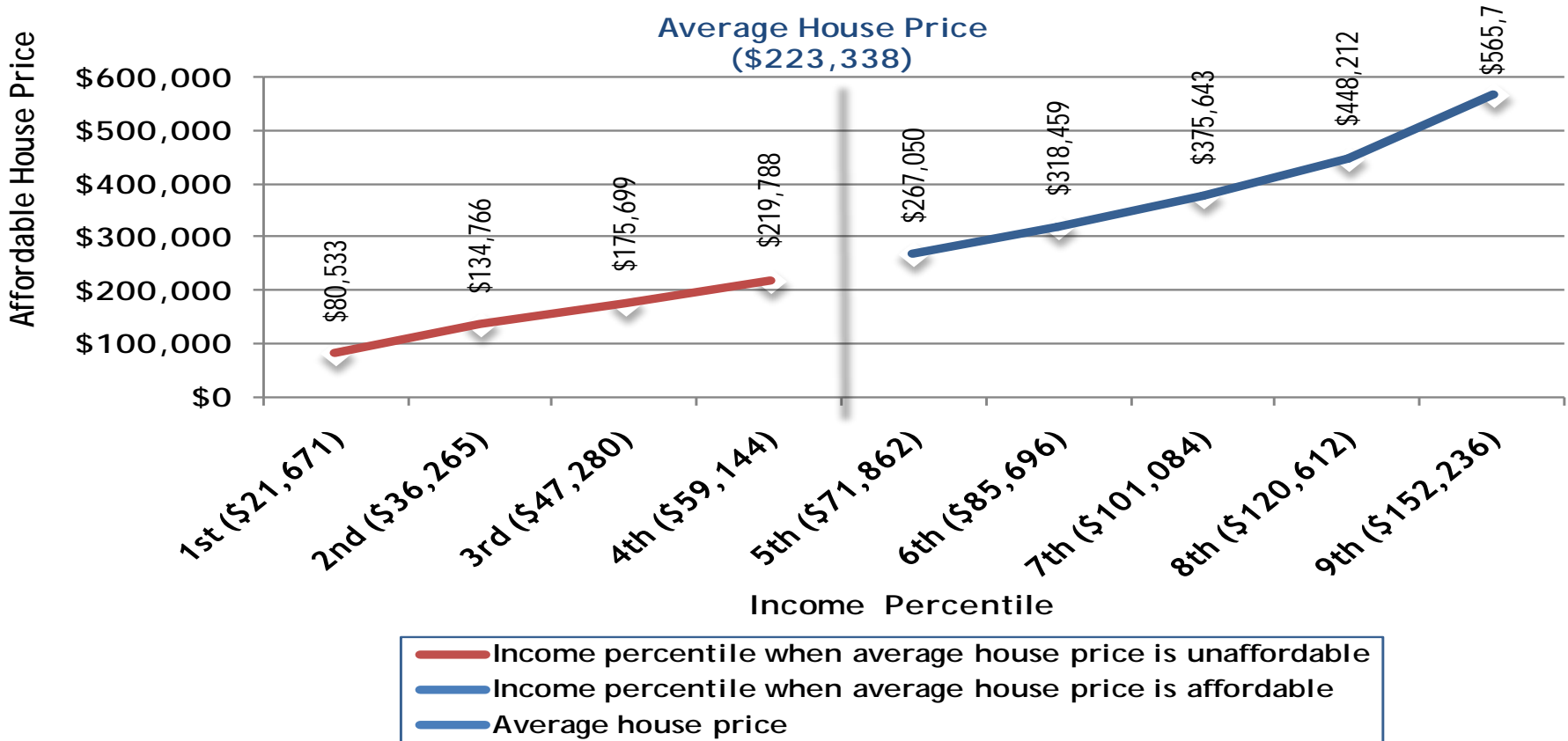
In 2005, construction labourer earned an average wage of **\$17.50** per hour.

On this wage, an affordable house price is **\$129,548**

Homeownership Affordability



Homeownership is only affordable for approximately 50% of households in Orillia



Source: Statistics Canada Custom Tabulations, Census 2006; Georgian Triangle Real Estate Board; SHS
Calculations based on 30% of Income for Housing Costs; SHS Calculations for 2009 Income Deciles based on past
yearly growth rate

Rental Affordability



Average Market Rent in Orillia is **not affordable** if you earn less than \$30,000 per year.



In 2005, over 50% of renter households in Orillia were spending **more than 30% of their income** on rent.

The Accessibility Gap



In Orillia, there are **2,500** accessible parking permits for persons with disabilities.

Only **2.4%** of Social Housing Units in Orillia have been modified for persons with disabilities.



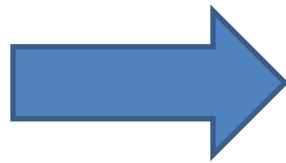
**More
Accessible
Affordable Housing
Is Needed**

A Roof Is Not Enough



Support Services

Federal, Provincial & Municipal Funding



SERVICE MANAGER:
County of Simcoe



Residents of Orillia

The City of Orillia does not provide support services or administer social housing. Simcoe County, the **SERVICE MANAGER**, does this on the City's behalf.

34 Recommendations



ADVOCACY

EDUCATION

PLANNING POLICY

MUNICIPAL FINANCIAL INCENTIVES

YOUTH

STUDENT HOUSING

NEW HOUSING FORMS / EXISTING RESIDENTIAL

IMPLEMENTATION OF THE PLAN

34 Recommendations



ADVOCACY:

1. Advocate Province for Long-Term Rent Supplements
18. Advocate LHIN for more Aging In Place funding
24. Advocate for more homelessness support program funding
27. Advocate LHIN for more mental health
28. Encourage more life skills programs

EDUCATION:

19. Host forum on CMHC funding programs
32. Increase community awareness of homelessness and housing issues

MUNICIPAL FINANCIAL INCENTIVES:

2. Rent Supplement Program
5. Support Existing Affordable Housing Policy
6. Defer Development Charges and other fees as long as development remains affordable
8. Continue Tax Increment Financing Program
9. Establish an Affordable Housing Reserve Fund
10. Create Surplus Lands Inventory

PLANNING POLICY

4. Inclusionary Zoning Regulations
13. Support Secondary Dwelling Units
14. Set Affordable Housing Targets
16. Develop Alternative Development Standards

34 Recommendations



YOUTH

- 23. Feasibility Study to create Youth Transitional Housing
- 25. Enhance Resources for Youth Counseling

STUDENT HOUSING:

- 7. Investigate Co-op Housing
- 21. Investigate Rental Registry
- 26. Enhance support services for students

IMPLEMENTATION OF THE PLAN:

- 29. Establish a Task Force
- 30. Housing Coordinator
- 31. Implementation Plan
- 32. Establish Working Groups on Youth Housing and Seniors Housing
- 34. Create Orillia Municipal Non-Profit Housing Corporation

NEW HOUSING FORMS/EXISTING RESIDENTIAL:

- 3. Alternative Forms of Housing
- 11. Investigate Flex Housing
- 12. Promote accessible design for existing and new developments
- 15. Establish guidelines for accessibility in affordable housing developments
- 17. Encourage a range of housing options for seniors
- 20. Establish guidelines for maintenance standards
- 22. Encourage improvement of social housing stock in Orillia

What Can the City Do? in 18 months



1. Change Planning Policy

2. Establish Financial Incentives

3. Raise Awareness

4. Student Housing

Research

Map & Monitor

Support Economic Development

Support Youth Opportunities Committee

Focus of Coordinator's Work



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1. PLANNING POLICY:

- 4. Inclusionary zoning regulations
- 13. Support secondary dwelling units
- 14. Set affordable housing targets
- 16. Develop alternative development standards
- 17. Encourage a range of housing options for seniors

3. EDUCATION:

- 19. Host forum on CMHC funding programs
- 32. Increase community awareness of homelessness and housing issues

2. MUNICIPAL FINANCIAL INCENTIVES:

- 6. Defer Development Charges and other fees as long as development remains affordable
- 8. Continue Tax Increment Financing program
- 9. Establish an Affordable Housing Reserve Fund
- 10. Create Surplus Lands Inventory
- 15. Establish guidelines for accessibility in affordable housing developments

4. STUDENT HOUSING:

- 21. Investigate Rental Registry

Affordable Housing Action Plan

Questions?

Advocacy



8 cents of every tax dollar collected in Canada is used by Municipalities

Historically, the **Federal Government** has provided financial assistance for housing

Municipalities cannot tackle the shortage of affordable housing alone

Federal and Provincial Support for Housing is Needed

**Municipal Role: Advocate for Federal and Provincial Support
BECAUSE...**

Cost of Homelessness



How much does it cost to provide:

Jail Cell? **\$143/day**

Emergency Room Visit? **\$212/visit**

Psychiatric Bed? **\$665/day**

But, it costs the County of Simcoe **\$21/day** to offer a Rent Supplement