

# Port Colborne Affordable Housing Strategy

## Council Presentation

Tuesday, June 28, 2022 – 6:30 PM

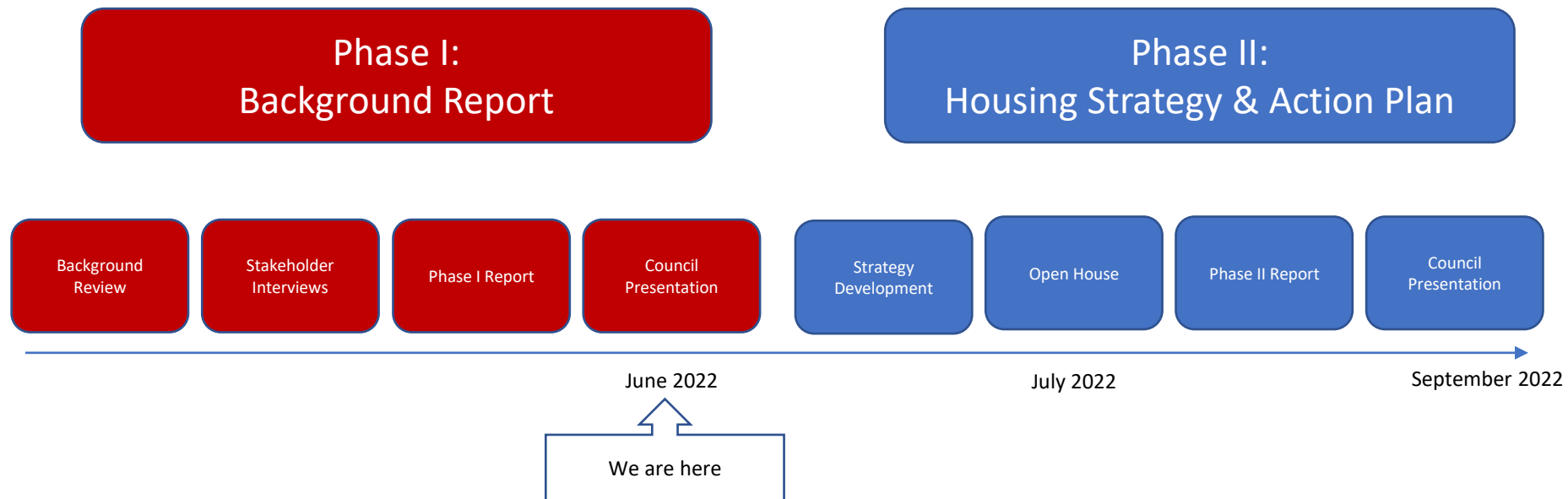
# Agenda

1. Project Purpose & Overview
2. Housing Background Report
  - Key Findings
  - Planning & Zoning Analysis
  - Affordability & Housing Targets
  - Potential Items for Affordable Housing Strategy
3. Engagement & Consultation
4. Next Steps

# Project Purpose & Overview

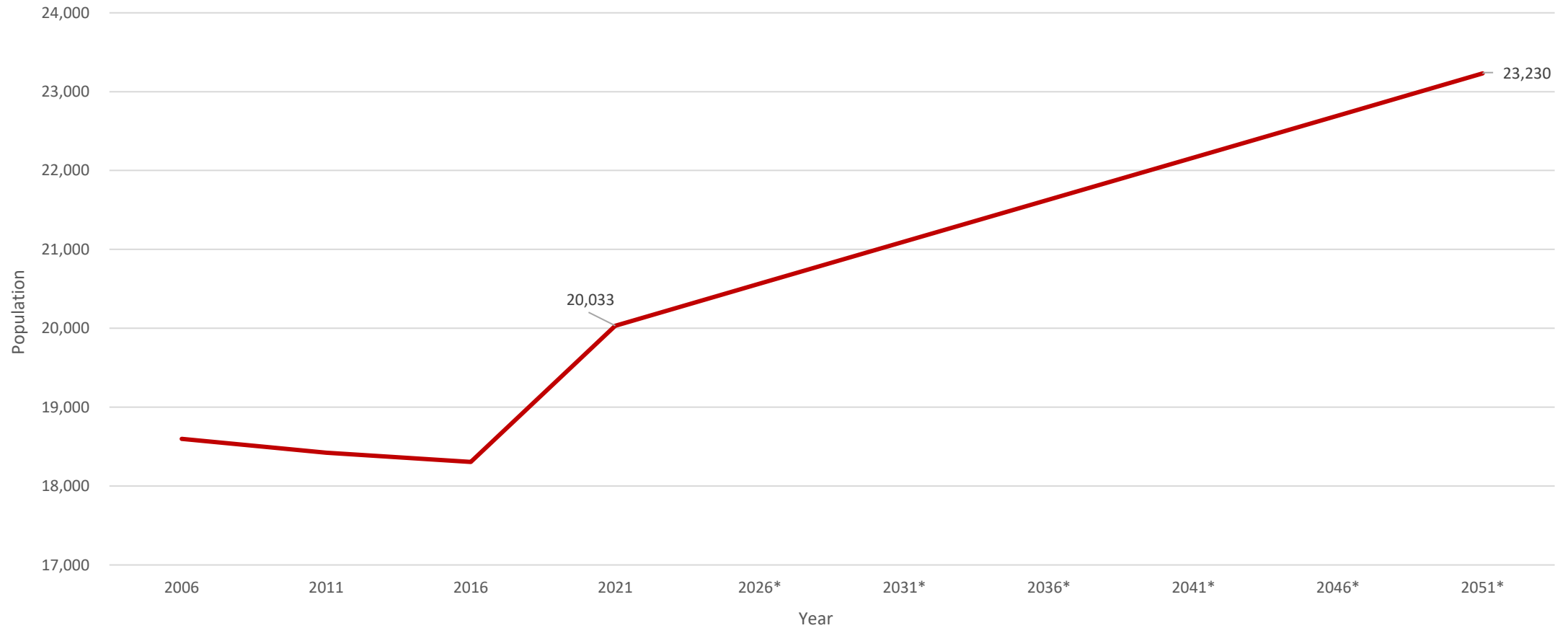
- The Affordable Housing Strategy supports the City's 2020-2023 Strategic Plan
- "...a future where every person in Port Colborne has access to housing that is not only affordable but also suitable, stable, and safe."
- Address how and to whom to provide a sufficient range of affordable housing options and opportunities in Port Colborne
- Focus on municipal role and responsibilities for housing delivery – supportive planning tools and municipal policy

# Project Timeline and Deliverables



# Housing Background Report

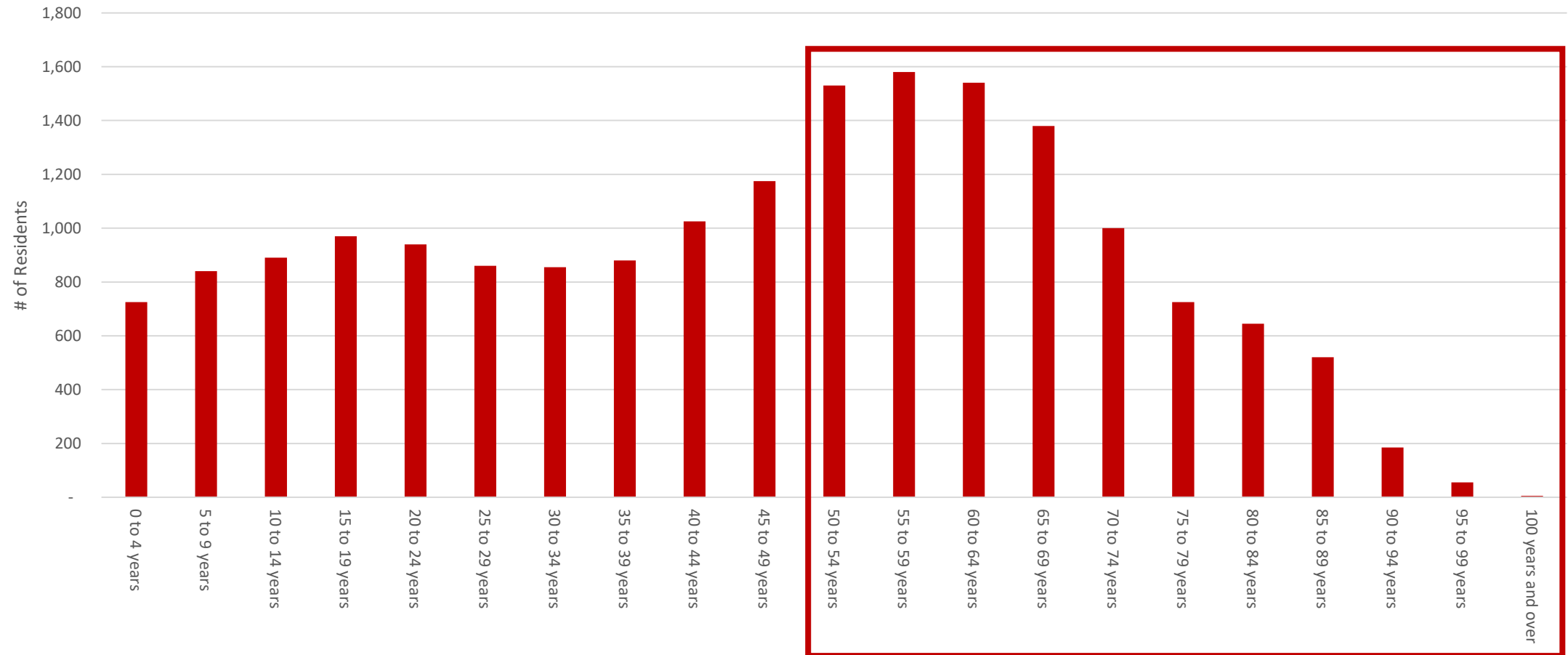
# Significant recent and projected growth



\*projected population

Source: Statistics Canada 2021 Census, Niagara Region Draft Official Plan

# Half of the population is over 50



Source: Statistics Canada 2016 Census

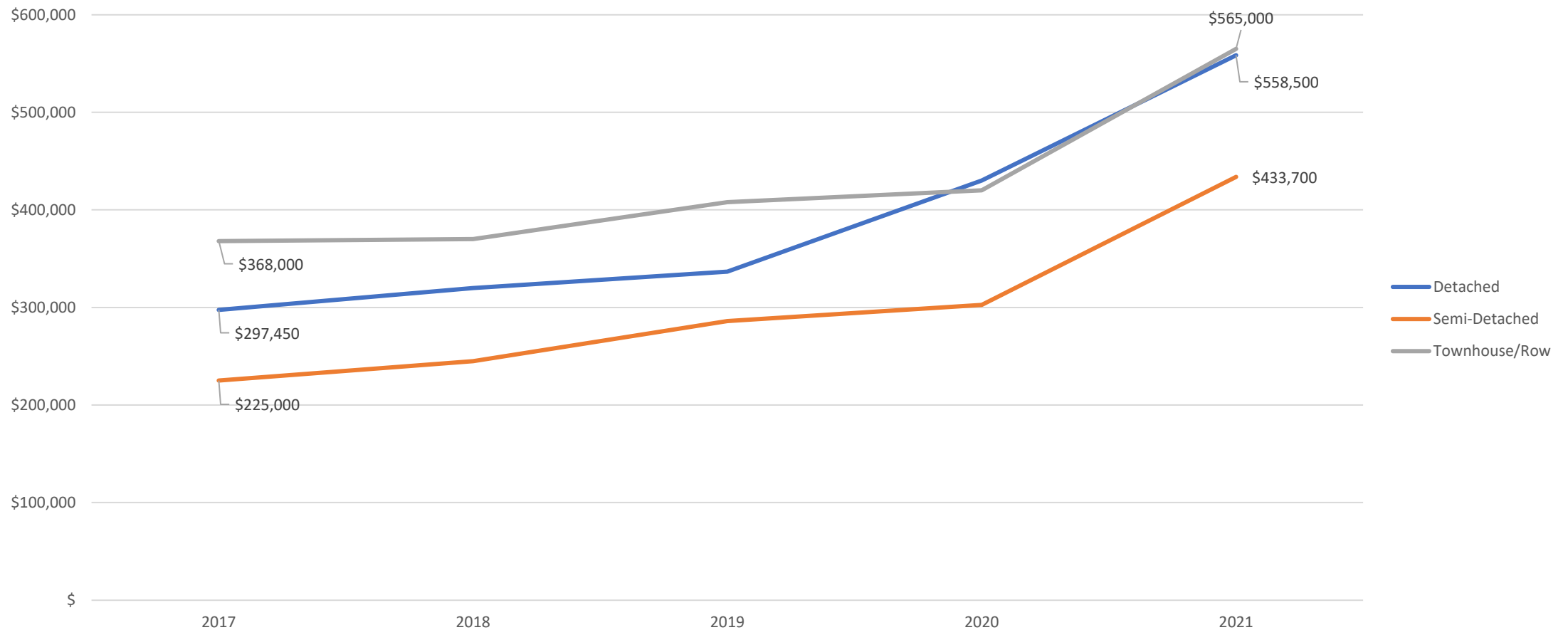
# Significant renter population

Household Type	# of Households	% of Total Households
Ownership	5,950	74%
Rental	2,070	26%
Total	8,020	100%

Source: Statistics Canada 2016 Census

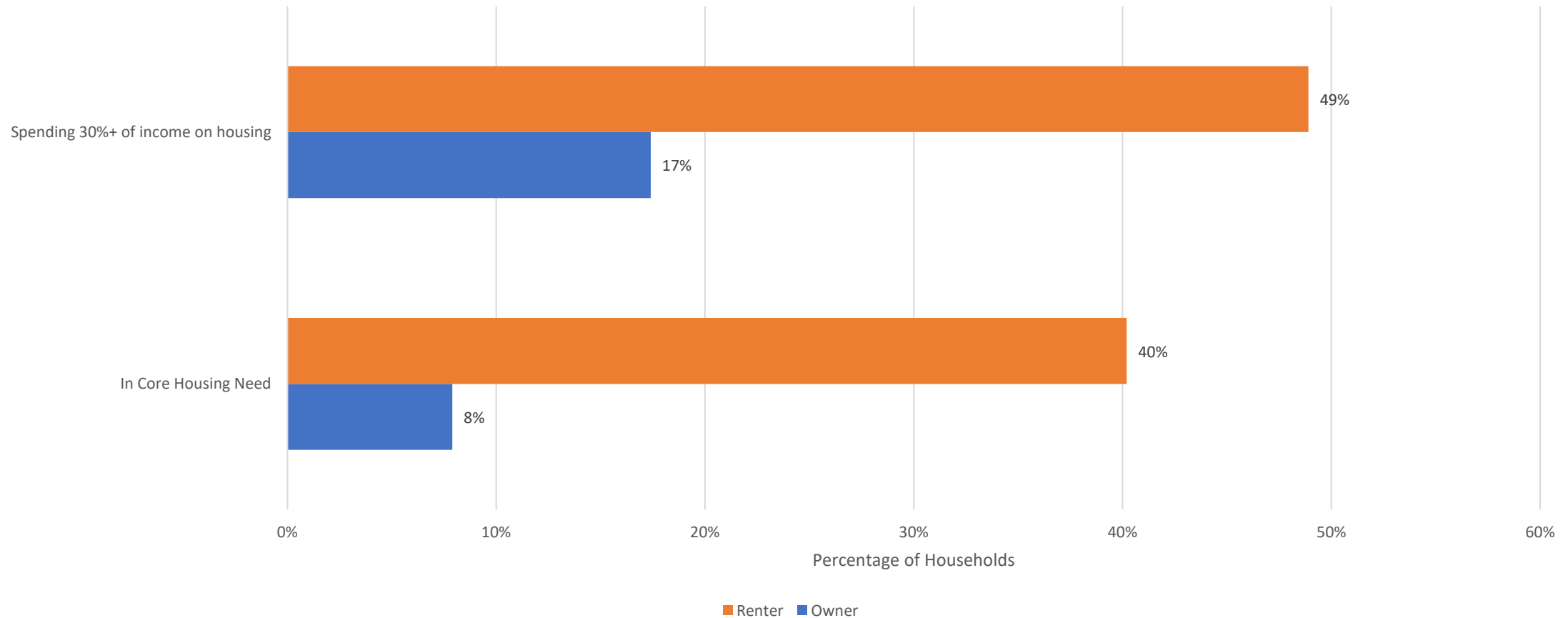


# Median ownership prices are rising



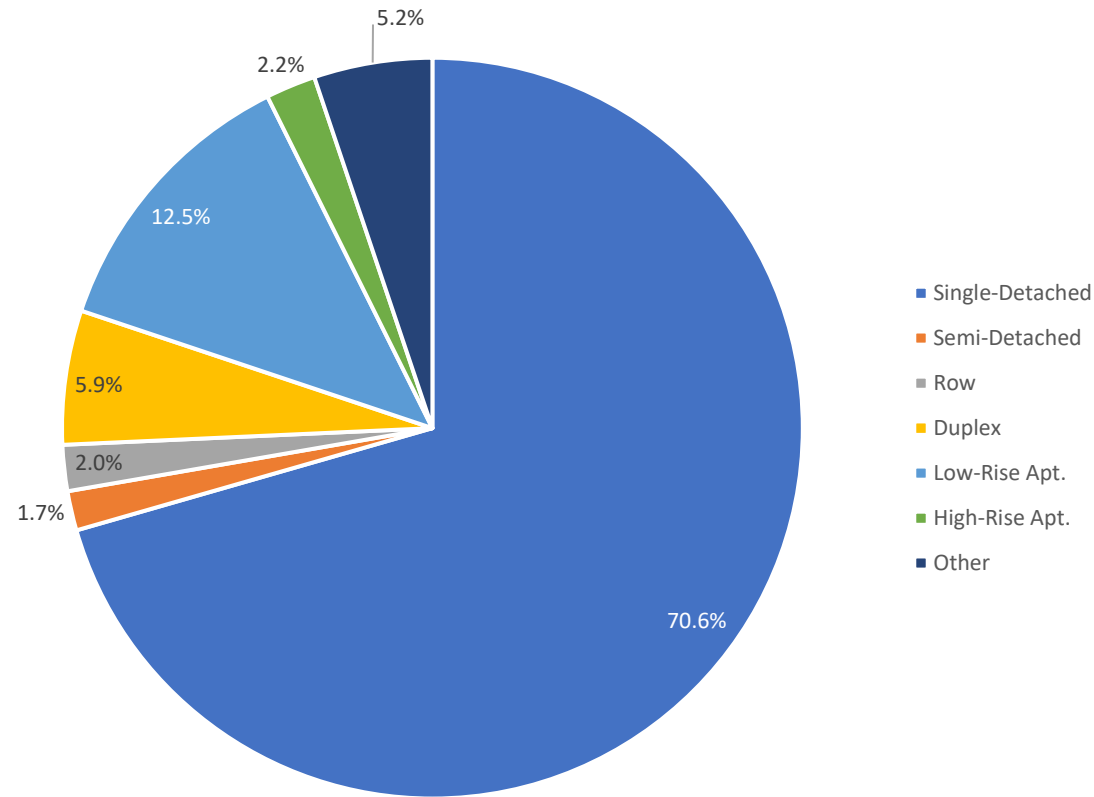
Source: CREA

# Renters are more cost-burdened and in Core Housing Need



Source: Statistics Canada 2016 Census, CMHC (census-based and NHS-based housing indicators and data)

# Almost 75% of housing stock is single-detached – pattern shifting slightly



Source: Statistics Canada 2021 Census

Ownership prices out of reach – for 80% of households unless selling existing home

Average rents out of reach for low income households. - currently advertised apartments not affordable to households earning less than \$50,000

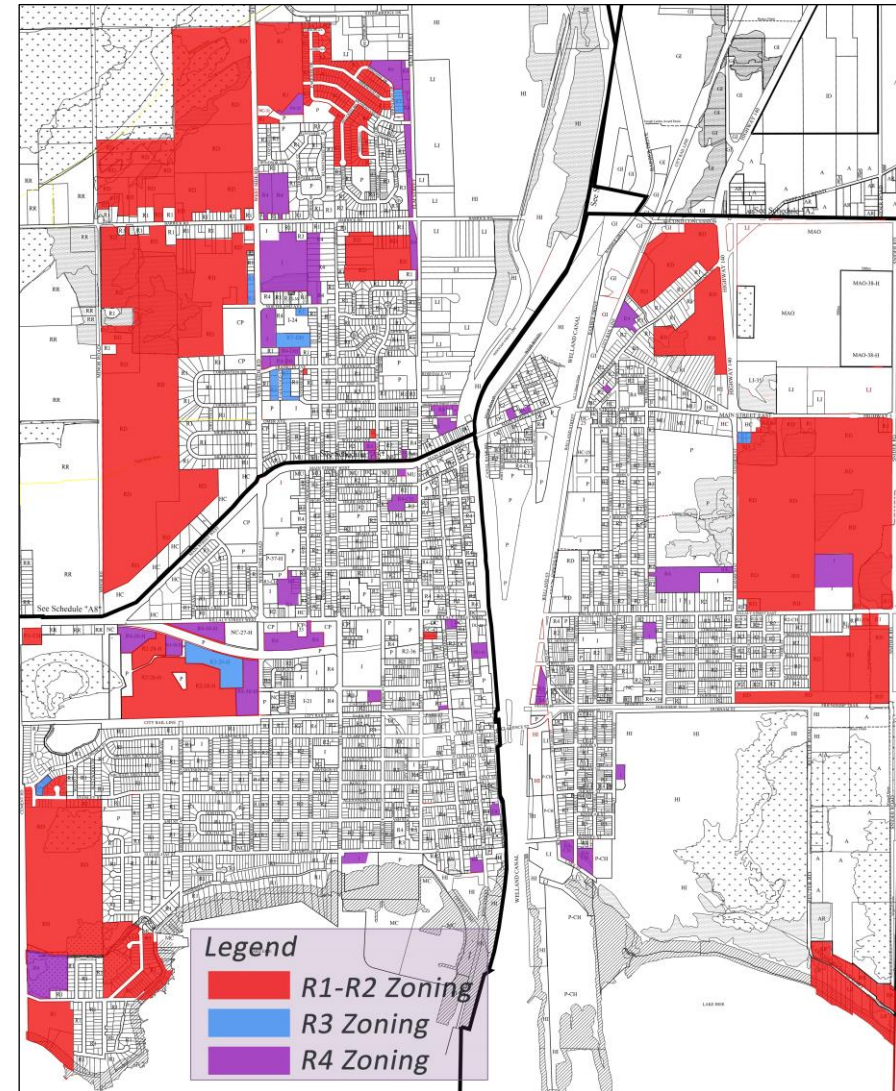
# Planning & Zoning Analysis

# Opportunities

- Port Colborne has abundant greenfield, greyfield, brownfield and infill land that is underutilized
- Secondary Plans, Official Plans, Community Improvement Plans and urban design studies highlight areas for development and growth
- Zoning By-law contains numerous supportive policies and as-of-right zoning permissions

# Constraints

- Site contamination prevents redevelopment of key properties
- Regulatory barriers prevent affordable housing forms in many areas of the city
- Lack of developable land with as-of-right zoning for small multi-unit housing



# Affordability & Housing Targets



# Affordability

- Niagara Region and Port Colborne currently use the same definition of “affordable” in their Official Plans
- **Ownership**
  - Lesser of less than 30% of income for low-or moderate-income households  
**OR**  
purchase price 10% or more below average resale price
- **Rental**
  - Lesser of:
    - monthly rent less than 30% of income for low- or moderate-income households
  - OR**  
a unit that rents at or below average market rent

# Housing Prices/Rents & Possible Targets

## Prices/Rents

	Affordable – 30% of Income	Affordable – Average Market Price/Rent
<b>Ownership</b>	<b>\$348,684 or less</b>	<b>\$454,500 to \$498,101 or less</b>
<b>Rental</b>	<b>\$2,446 per month or less</b>	<b>\$962 per month or less</b>

## Targets

	Average Number of New Units per Year	Percentage of New Units
<b>Total New Units (Affordable &amp; Market)</b>	77 units	100%
<b>Total New Affordable Units (Rental &amp; Ownership)</b>	31 units	40%
<b>Affordable Rental Units</b>	16 units	20%
<b>Affordable Units - Rental and/or Ownership</b>	15 units	20%

# Ideas for the Affordable Housing Strategy

# Ideas to Explore

1. Establishing formal affordability thresholds and targets
2. Ensuring the Official Plan and Zoning by-law support housing diversity
3. Rental demolition, conversion and replacement policies
4. Promotion of secondary units
5. Incentives (financial and non-financial) that can encourage housing affordability
6. Building awareness about housing issues in Port Colborne
7. Cross-sector collaboration to encourage housing affordability
8. Monitoring and tracking mechanisms

# Engagement & Consultation

# Engagement & Consultation

- Technical Advisory Committee
  - Local and regional housing representatives
- Stakeholder Interviews
  - 23 interviewees; public, private, and non-profit sectors
- Community Survey
  - 147 responses!

Next Steps

# Open House

- Tuesday, July 5, 2022
- L.R. Wilson Heritage Research Archives Building
- Present preliminary Affordable Housing Strategy for resident comment and feedback
- TWC and City representatives in attendance



Questions & Comments