

The Affordable Housing Conundrum

How Local Government and Land Use Bylaws
can Provide Leadership for the Provision of
Affordable Housing



Key discussion points

- Affordable housing and housing affordability
- What are the implications of insufficient affordable housing
- 13 Steps to implementing an affordable housing project
- Tools to support affordable housing provision
- The role of local government and Land Use Bylaws
- Questions to ask your Land Use Bylaw
- Convincing the community



Affordable housing

Housing affordability

Housing is affordable when 30 percent or less of a household's gross income goes to housing costs



Housing spectrum: non-market



Housing spectrum: near market/market



Housing spectrum



The reality Is...



26.35%
of Albertans
spend **more
than 30%** of
their pre tax
income on
shelter costs



Implications of insufficient housing stock

Lack in ability to house lower wage workers



Decrease in school enrollment



Urban and rural



Lack of support services



Greater Child poverty



Greater senior's poverty



The role of local government



Create supportive
policy



Amend
development
process for less red
tape for housing
approvals





13

Steps



Working towards affordable housing provision

1. Population projection – 5, 10, 20 year time frame with age cohorts

Working towards affordable housing provision

1. Population projection
2. **Income assessment – what is considered “affordable” in your community?**

Working towards affordable housing provision

1. Population projection
2. Income assessment
3. **Quantity of affordable housing stock – vacant land, other projects initiated**

Working towards affordable housing provision

1. Population projection
2. Income assessment
3. Quantity of affordable housing stock
4. **Assess the residential housing market – consider vacancy rates and building permits issued**

Working towards affordable housing provision

1. Population projection
2. Income assessment
3. Quantity of affordable housing stock
4. Assess the residential housing market
5. **Review the housing continuum – where are the gaps in need?**

Working towards affordable housing provision

1. Population projection
2. Income assessment
3. Quantity of affordable housing stock
4. Assess the residential housing market
5. Review the housing continuum
6. **Review your statutory documents* - Find policy gaps and red tape, make necessary amendments**

Working towards affordable housing provision

1. Population projection
2. Income assessment
3. Quantity of affordable housing stock
4. Assess the residential housing market
5. Review the housing continuum
6. Review your statutory documents ***
7. **Complete a housing needs assessment – Use the population projections and housing inventory to calculate unit type and number**

Working towards affordable housing provision

1. Population projection
2. Income assessment
3. Quantity of affordable housing stock
4. Assess the residential housing market
5. Review the housing continuum
6. Review your statutory documents ***
7. Complete a housing needs assessment
8. **Develop housing agreements – ensure long term affordability from housing providers**

Working towards affordable housing provision

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6. Review your statutory documents ***
7. Complete a housing needs assessment
8. Develop housing agreements
9. **Inventory municipal lands – are there municipal lands available that could be developed?**

Working towards affordable housing provision

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7. Complete a housing needs assessment
8. Develop housing agreements
9. Inventory municipal lands
- 10. Identify partners – meet with local partners**

Working towards affordable housing provision

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9. Inventory municipal lands
10. Identify partners
- 11. Investigate potential funding**

Working towards affordable housing provision

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9. Inventory municipal lands
10. Identify partners
11. Investigate potential funding
- 12. Identify projects – identify residents**

Working towards affordable housing provision

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7. Complete a housing needs assessment
8. Develop housing agreements
9. Inventory municipal lands
10. Identify partners
11. Investigate potential funding
12. Identify projects
- 13. Implement**

Tools to support affordable housing

- Inclusionary Zoning



MANDATORY

VOLUNTARY

CITY-WIDE

SPECIFIC APPLICATION

HIGH SET-ASIDE

LOW SET-ASIDE

NO COST-OFFSETS

MARKET-BASED OFF-SETS

NO ALTERNATIVES

**ALTERNATIVES: FEES-IN-
LIEU OR DEDICATION**

LOW AFFORDABILITY

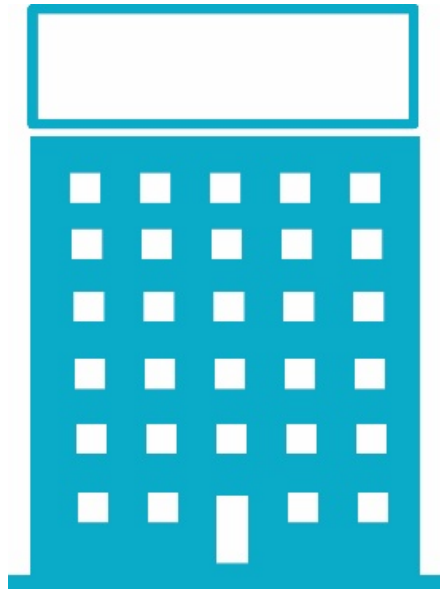
HIGH AFFORDABILITY

Graphic: CIP Inclusionary Zoning in Canada? Presentation. CIP Soul, Winnipeg Canada



Tools to support affordable housing

- Density Bonuses



Tools to support affordable housing



Photo: CTV Toronto, article by Fan-Yee Suen Published Wednesday (TCHC housing)



Tools to support affordable housing

- Waive or reduce development costs
- Streamline development approvals



Tools to support affordable housing

- Update land use bylaws
- Rezone for higher densities



Questions to ask your bylaw



Questions to ask your bylaw

Does your bylaw support housing along the entire housing spectrum?

- Secondary suites, carriage homes, seniors housing, supportive housing, medium density, co-operative housing.



Questions to ask your bylaw

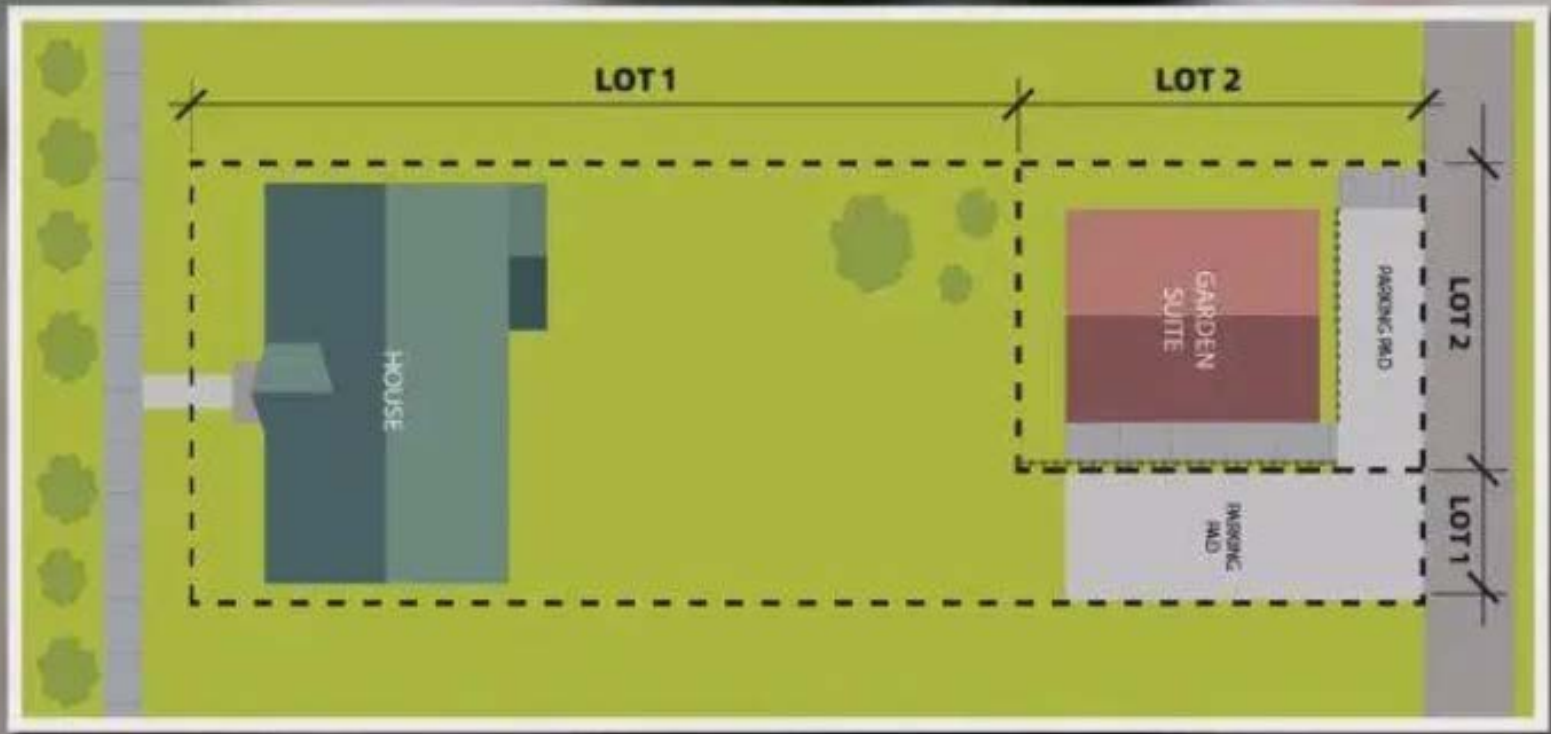
2. Permitted Uses

- Accessory buildings and uses
- Single-Detached Dwelling
- Duplex
- Permitted sign
- Public Park
- RTM Dwelling
- Semi-Detached Dwelling

3. Discretionary Uses

- Accessory building – fabric covered
- Apartment building
- Assisted Living
- Attached housing
- Bed & Breakfast Establishment
- Boarding or Lodging House
- Day Care Centre
- Day Home
- Garden Suite
- Group Home
- Home Occupation
- Modular Home
- Public and quasi-public buildings, facilities and installations
- Renewable Energy System
- Residential Care Facility
- Secondary Suite
- Seniors Lodge
- Storage Structure
- Worship Facility





Graphic: Global News, City of Edmonton



Carriage suite keeps family connected while maintaining privacy

ANDREA COX Updated: August 9, 2019



Adding a carriage house to their new home in Currie means that Anita Tsang can be close to her daughter Sarah Li and her husband Ivan Li and their daughter Samantha Li, 2. *CHRISTINA RYAN / CALGARY HERALD*

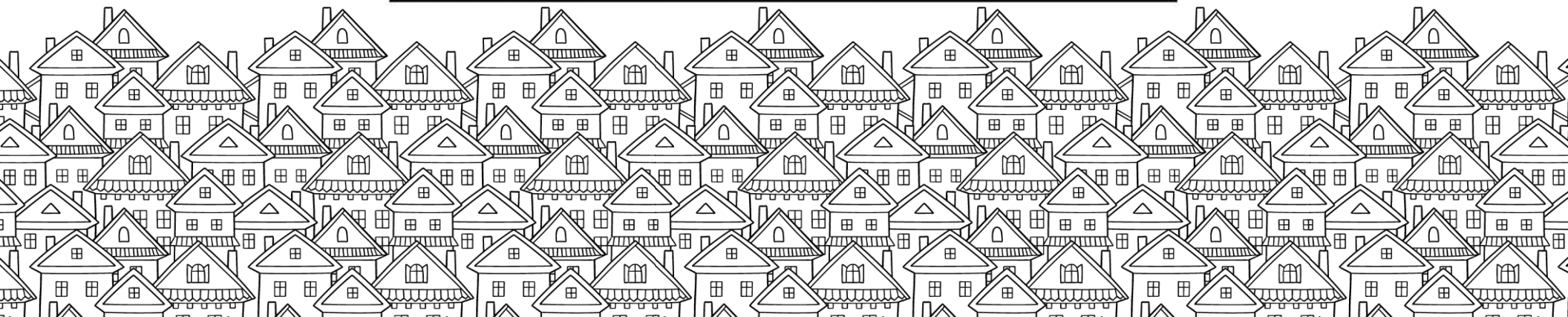




Photo: City Lab - Humanitas

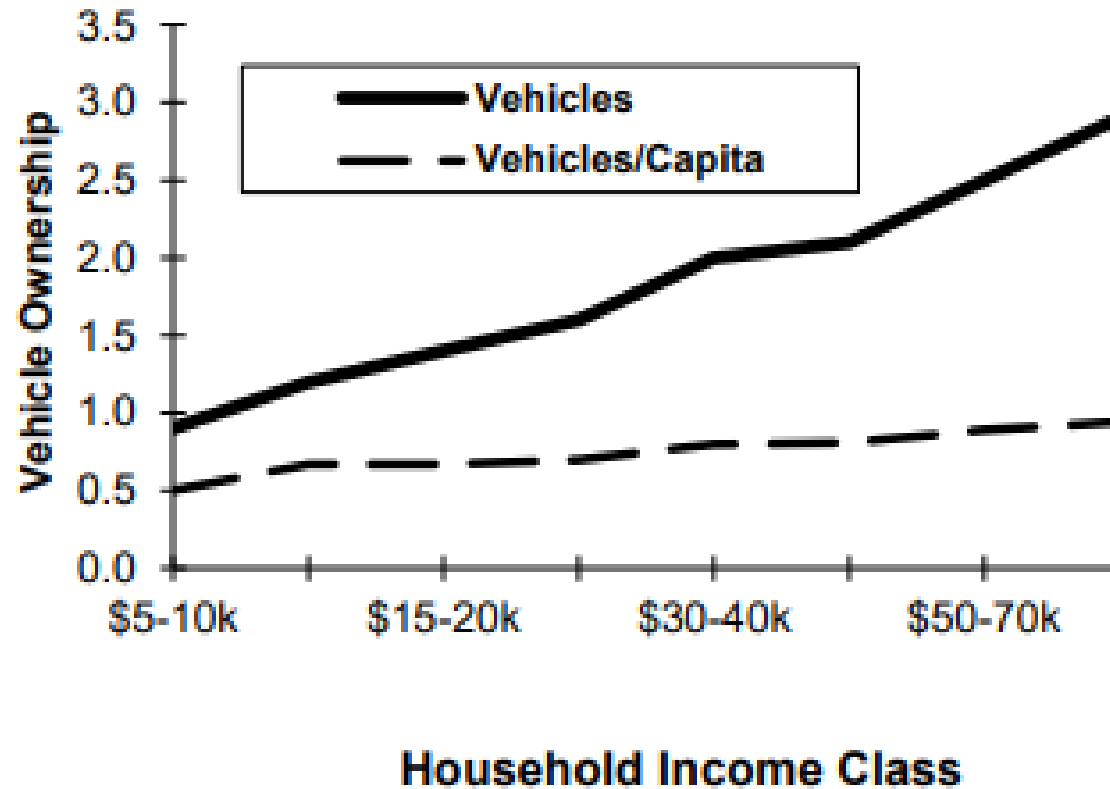


Questions to ask your bylaw

Are parking minimums getting in the way of project approvals?



Figure 2 Vehicle Ownership by Household Income (BLS, 2003)



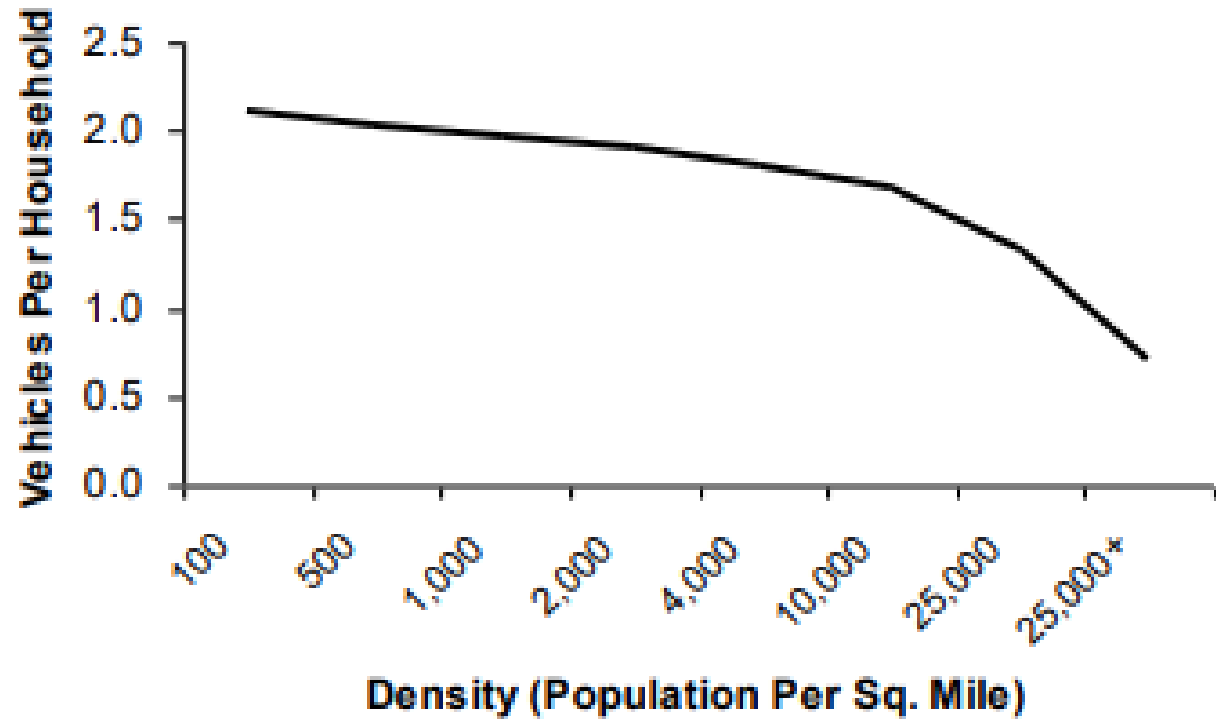
Lower income households own fewer automobiles than wealthier households.

Graphic: Todd Litman Victoria Transport Policy Institute, City of Victoria



Figure 8

Vehicles Per Household by Population Density (NPTS, 1995)



Vehicle ownership rates decline with population density.

Graphic: Todd Litman Victoria Transport Policy Institute, City of Victoria



Zoning

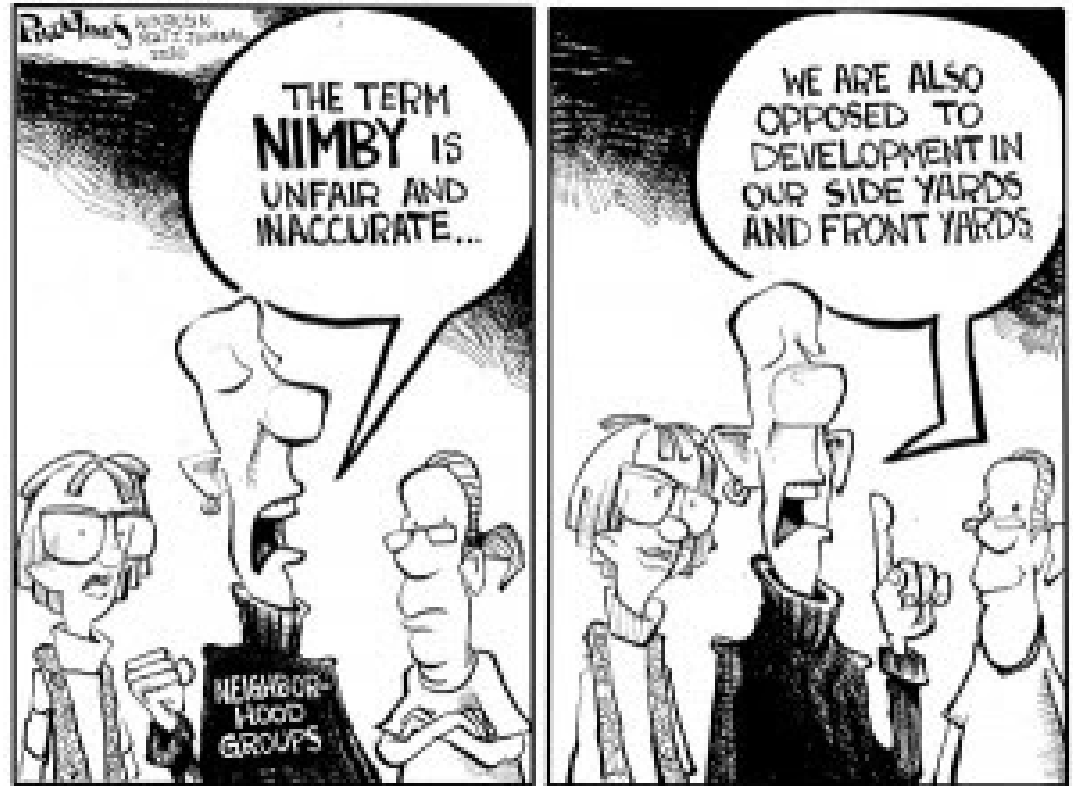


Photo: newtownohio.gov



Create community buy in

- Citizen engagement is a positive and healthy sign of local democracy
- NIMBY is a sign of intolerance



Picture: The London Evening Standard



Common concerns about (non-market and market) affordable housing

And how to respond...



Purpose

The purpose of this guide is to provide advice to non-profit housing developers, future operators and community champions on how to mitigate potential concerns and develop non-market housing that integrates successfully into the community.

Guide 3 forms part of the Community Acceptance of Non-Market Housing Toolkit, a series of five guides. For more information on the Toolkit, go to the Research Centre Library at www.bchousing.org.

Guide 3 Gaining and Maintaining Community Acceptance

Community acceptance can influence the success of a proposed non-market housing project. Community engagement and public relations are important components of the development process in gaining and maintaining community acceptance.

Important notes:

- › Local governments have different community engagement requirements, but there is also what is required to be a good neighbour.
- › Check with your local government regarding their community engagement requirements. The *Local Government Act* or *Vancouver Charter* set out minimum requirements for community engagement when it comes to developing housing; however, each local government will have their own community engagement guidelines, so it's important to check.
- › Check with your funder(s) to see if they have communication protocols regarding media releases, project announcements, press conferences, etc. that need to be followed. These protocols may differ by funder.



Common concerns about (non-market and market) affordable housing

And how to respond...

1. Our property values will go down



Consult evidence
& Research

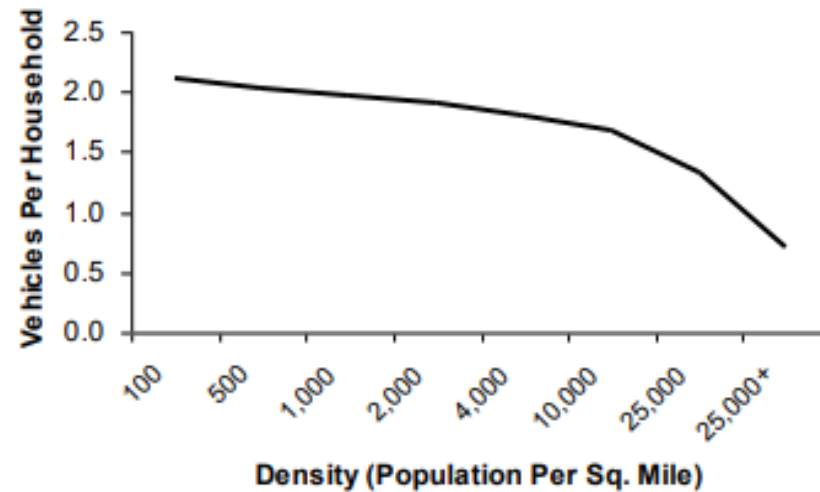


Common concerns

And how to respond...

2. Increased density will mean more traffic

Figure 8 Vehicles Per Household by Population Density (NPTS, 1995)



Vehicle ownership rates decline with population density.



Common concerns

And how to respond...

3. New residents won't "fit in" or "we have enough already"

"Neighbourhood character"

"Where will they park?"



*Historical laundromat no one's ever heard of



Common concerns

And how to respond...

4. Affordable housing and high densities will lead to more crime



Consult evidence
& Research



Housing
insecurity



Try to break
down stigmas



Common concerns

And how to respond...

5. Non-market housing is costly for tax payers



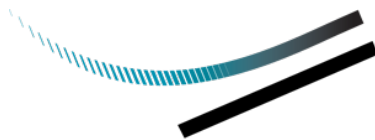
Consult evidence
& Research



Share stories of
examples



Thank you!



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