

2014 ONPHA Conference and Trade Show

## Working with your local municipality

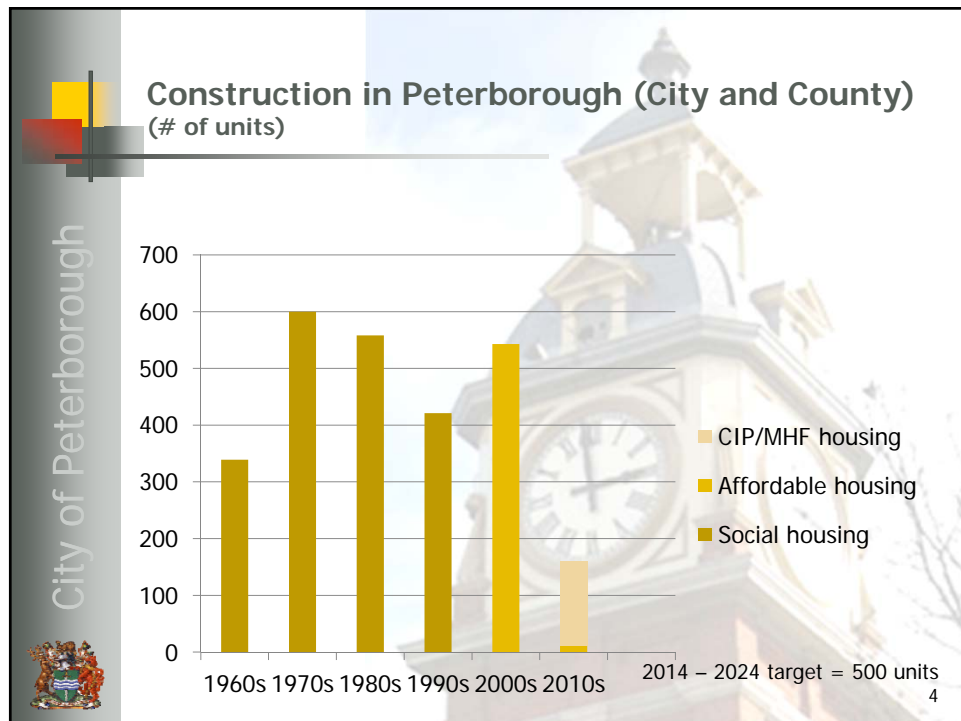
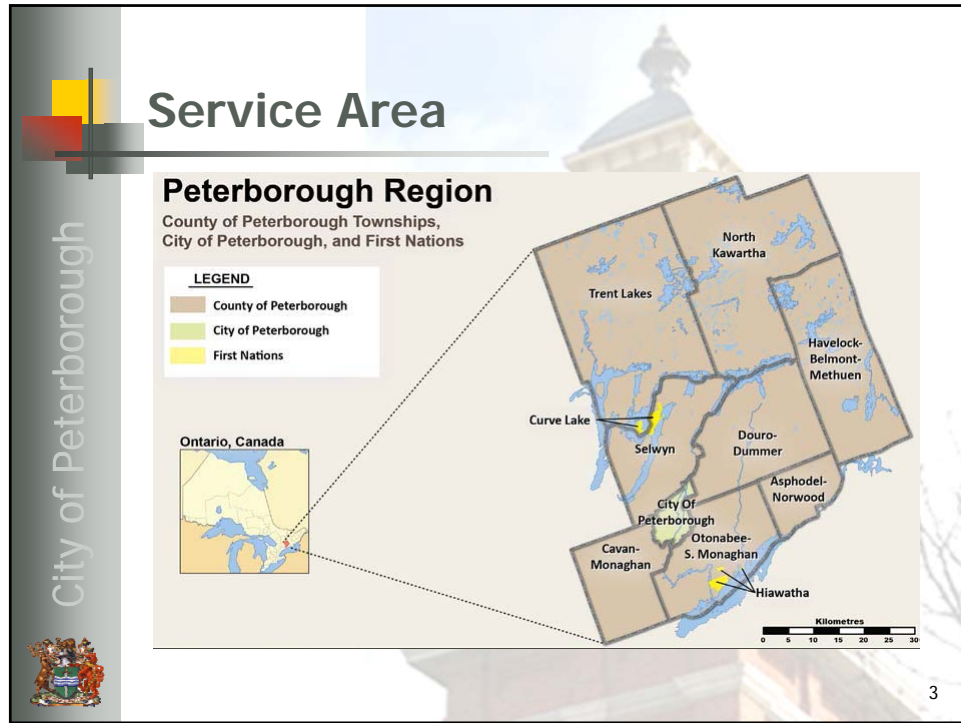
November 15, 2014 3:30 – 5:00

Susan Bacque  
City of Peterborough

City of Peterborough

City Population: 88,000  
County Population: 56,000

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## Affordable Housing Since 2003

### AHP/IAH Projects

- Anson House
- Bradburn House
- Bread Factory
- Canadian Woollens
- Central School
- ECE Living
- Homegrown Homes
- Maryland Place
- Monaghan Court
- Myrtle Terrace
- River Ridge
- Saunder's Court
- St Peter's Schoolhouse
- Trailview Terrace
- TVM Murray St
- Woollen Mill

### Affordable Housing CIP Projects

1. Hazelbrae Place
2. Knox United Church
3. The Mount Community Centre
4. Firehall Prohct (pending)

### Results

- 650+ rental units at AMR or lower since 2003

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## Municipal Innovations in Incentives

### Traditional Approaches to Incentives

- Work exclusively with N-P sector
- Rely on 100% prov/fed as in social housing
- Offer land
- Require private developers to meet minimum "range and mix" through Planning provisions

### Emerging Approaches to Incentives

- Work with both N-P sector and private developers
- Use Municipal Housing Facilities By-law to provide new incentives
- Offer Planning incentives through Community Improvement Areas

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## Why offer municipal incentives?

- To create new affordable housing in a broadly defined Community Improvement Area
- To promote private investment
- To aid redevelopment and rehabilitation of downtown
- To stimulate creation of all new forms of housing in the Central Area
- Incentives may be:
  - Customized: full or partial
  - Cost neutral or not: rebates, exemptions, City pays
  - Stacked
  - Complicated!



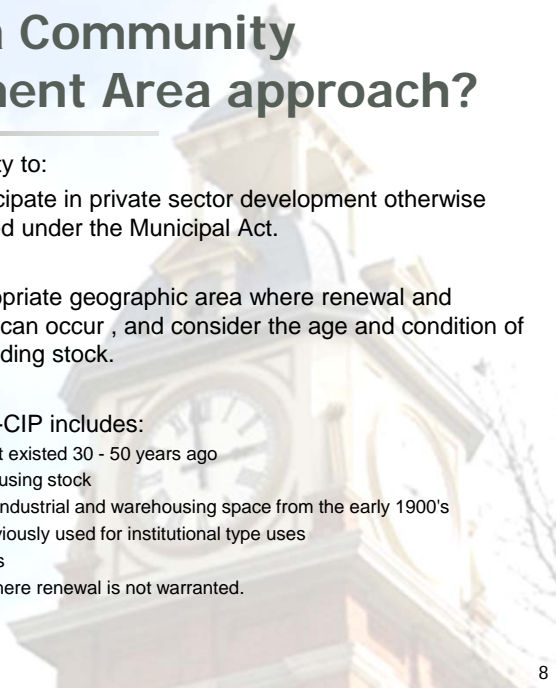
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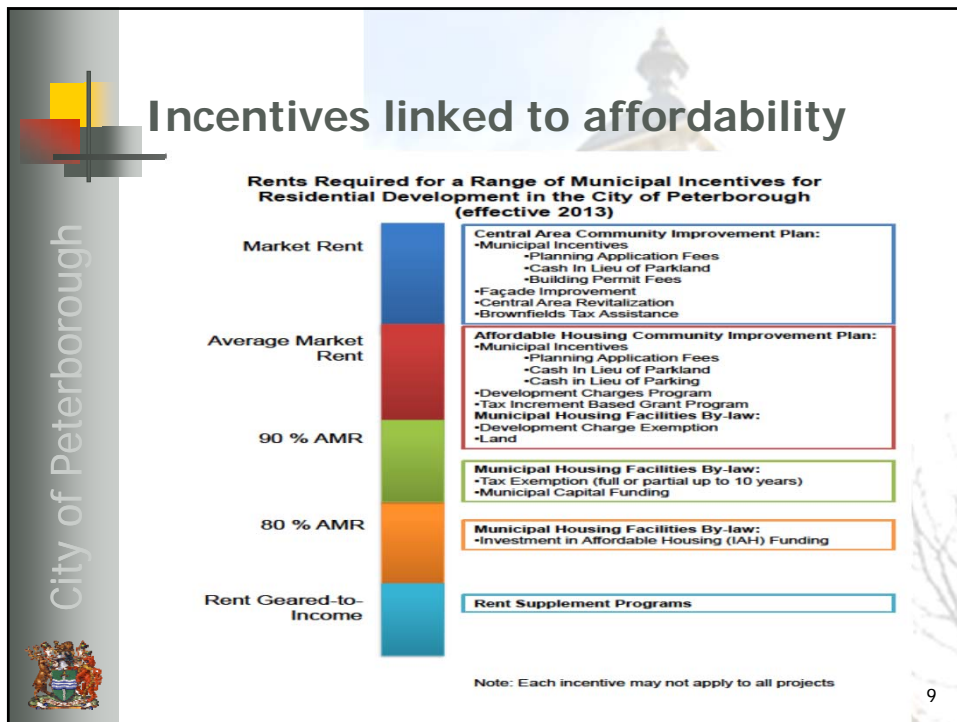
## Why use a Community Improvement Area approach?

- Allows a municipality to:
  - financially participate in private sector development otherwise strictly prohibited under the Municipal Act.
  - Select an appropriate geographic area where renewal and redevelopment can occur, and consider the age and condition of the existing building stock.
- Peterborough's AH-CIP includes:
  - Most of the City as it existed 30 - 50 years ago
  - The City's oldest housing stock
  - A small remnant of industrial and warehousing space from the early 1900's
  - Large buildings previously used for institutional type uses
  - Infilling opportunities
  - It excludes areas where renewal is not warranted.



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## AH CIP Application and Approval Process

- Hold Initial meetings - Developer and Planning/Housing
- Developer provides complete application
- Staff Committee reviews application  
(Housing/Planning, Building, Heritage (optional), Tax Office)
- Financial viability is assessed
- City budget confirmed
- Council Report approved
- Legal Agreement registered on title
- Annual occupancy report on rents for 20 – 30 years

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## Knox United Church

PROJECT OVERVIEW		
165 Rubidge Street/400 Wolfe Street Peterborough, Ontario		
<b>Owner and Developer</b>	Paul Millard Private Sector	
<b>Project Size</b>	41 affordable rental units	
<b>Parking</b>	48,000 square feet Surface parking 15+2 accessible	
<b>Construction Type</b>	Conversion of existing church and attached building	
<b>Heritage Features</b>	Bell towers, windows	
Development Schedule		Rental Details
<b>Zoning</b>	R5 (as of Dec. 17, 2013)	<b>Rental Type</b> Bach and one-bedroom units
<b>Site Plan</b>	Approval pending (early 2014)	<b>Accessibility</b> Full barrier free access for five units, (some further accessibility modifications planned for other units)
<b>Building Permit</b>	Application pending (2014)	<b>Tenant Eligibility</b> Tenants have low incomes
<b>Occupancy</b>	Fall 2015	<b>Rent Level</b> 90% of AMR \$560 (bachelor) and \$700 (1 bedroom) 60% AMR for 6 units Includes utilities

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## Paul Millard – Knox Church developer

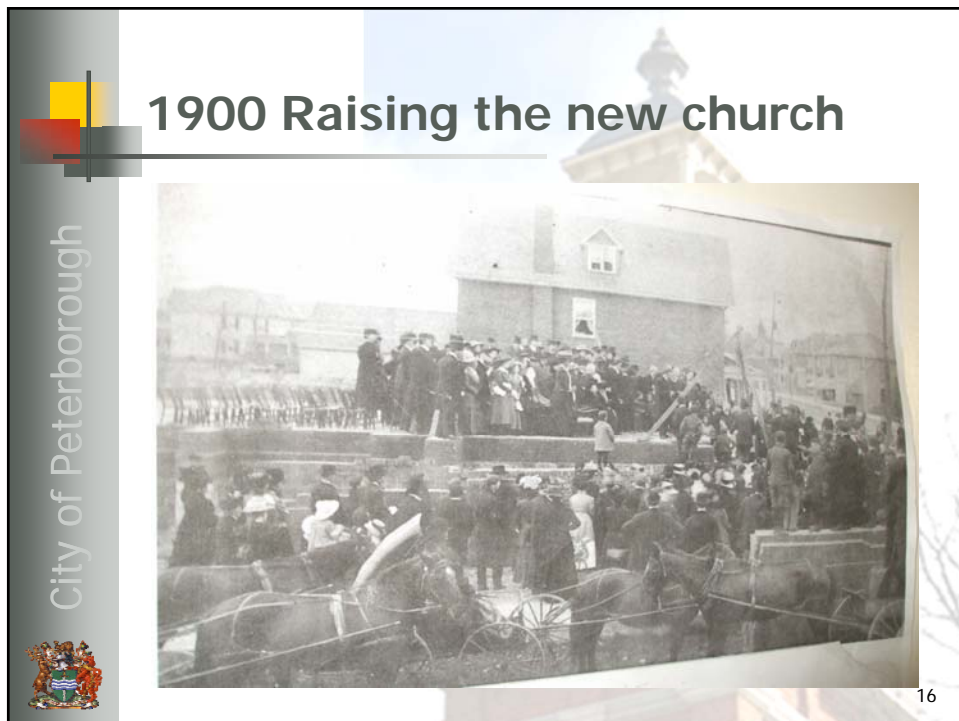
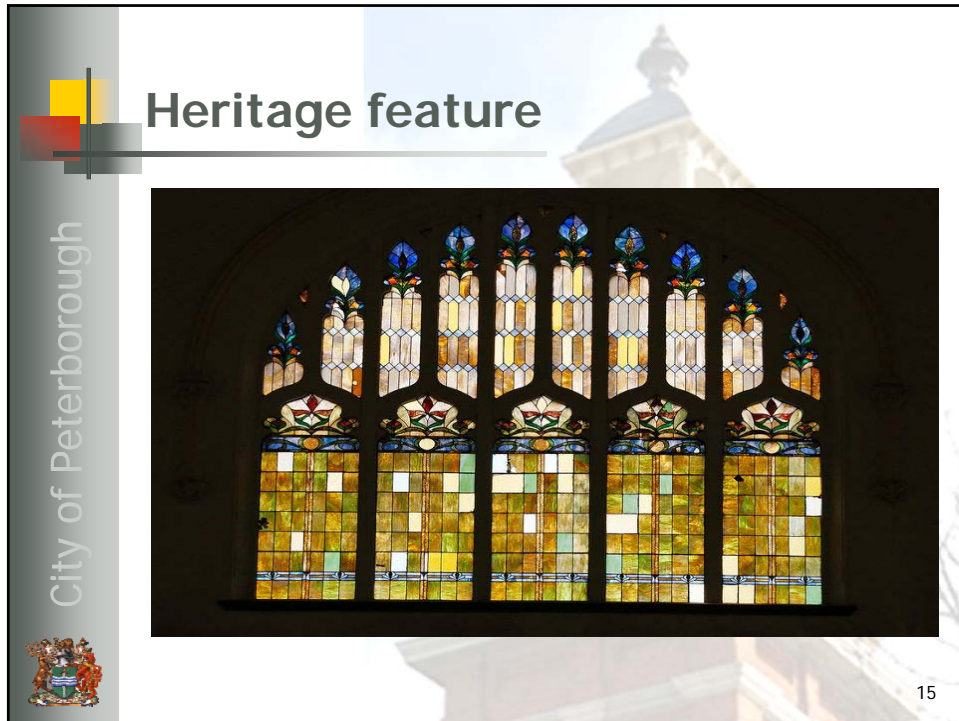


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**Knox United Church**

Incentive	Entitlement
<b>1. Development Charges By-law Exemption</b>	<b>\$479,780.00</b>
<b>2. Central Area Community Improvement Plan</b>	
Planning Application Fee Waiver	\$3,659.50
Parkland Waiver	\$2,460.00
Building Permit Refund	\$63,855.74
Revitalization Program (10-year tax Increment estimate) (year 11 – 20)	\$206,297.35
	<b>\$276,272.59</b>
<b>3. Affordable Housing Community Improvement Plan (AMR)</b>	
Cash-in-lieu of Parking Waiver	\$248,027.40
	<b>\$248,027.40</b>
<b>4. Municipal Housing Facility (90% of AMR)</b>	
Capital (IAH and Municipal)	\$650,000.00
10-year MHF Tax Exemption (year 1 – 10)	\$347,710.50
	<b>\$997,710.50</b>
<b>Total (over 20 years)</b>	<b>\$2,001,790.49</b>
<b>Per Unit (over 20 years)</b>	<b>\$48,824.14</b>





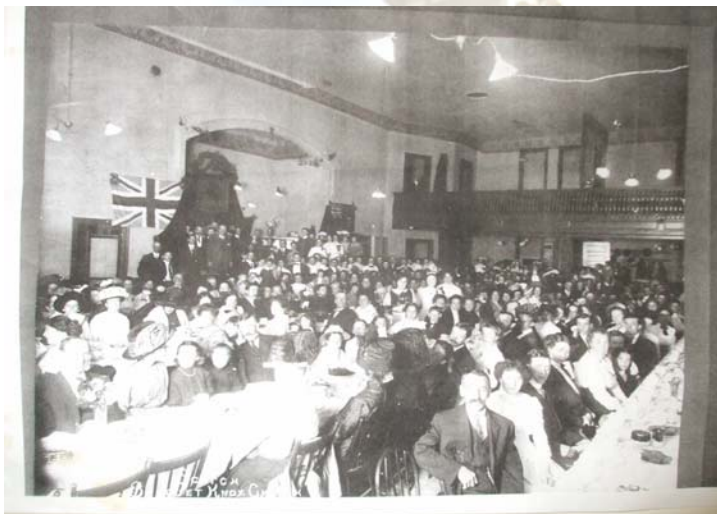
## 1920 Hall and church are complete



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## 1920 Church Congregation



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## Provincial Legislation

- Municipal Act, 2001**
  - Authorizes a municipality to enter into an agreement for the provision of a municipal housing project facility
- Housing Services Act, 2011**
  - Authorizes a service manager to establish, administer and fund housing and homelessness programs and provide housing directly
- Ontario Planning Act**
  - Authorizes a municipality to create community improvement plans, with associated incentives
- Development Charges Act, 2011**
  - Authorizes the municipality to establish DCs, and exempt certain development



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## Conclusions

- Building new affordable housing can be accomplished through innovation and partnerships
- Municipal authorities can be used to maximum advantage to create incentives for private and n-p developers
- Municipalities need good processes and effective administrative tools to use incentives
- Collaboration is needed among Housing, Planning, Heritage, Tax Office, Finance, Social Services and Legal
- Make successful innovative practices the 'new normal'!



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