

HALIFAX

Housing Needs Assessment Supplementary Report

- *Housing & Homelessness Partnership Update*
- *Affordable Housing Targets*
- *No Net Loss of Affordable Housing*
- *Inclusionary Zoning*

Regional Council Dec. 6, 2016
Planning & Development

Housing Gaps

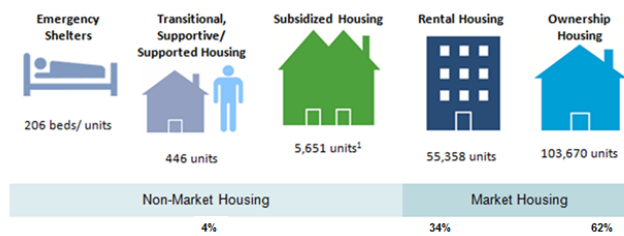
- **Gap between rents and incomes**
- **High rent burden**
 - 47% of renter households face affordability challenges
- **Low and declining supply of affordable housing**
- **Aging & vacant housing stock**
- **Household growth higher than population growth**
- **Increase in population over 65**
- **Loss of 35-44 year olds**
- **Change in development patterns**

HALIFAX HOUSING NEEDS ASSESSMENT
Final Report
2015

hhp
housing and
homelessness
partnership

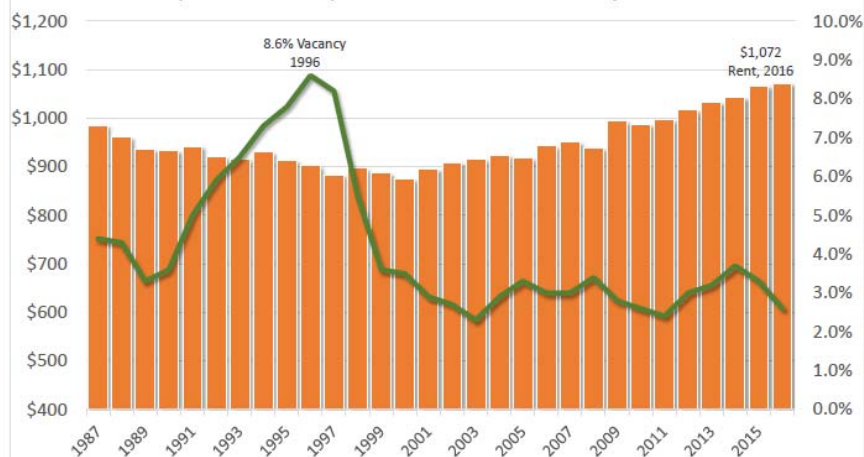
Housing Gaps – Affordability

- **42,000 households (25.2%)** spent 30% or more of household income on housing costs
- **30,000 households (20% in 2011)** has income of \$29,566 or less and were not able to afford average market rent



¹ This number includes co-ops, public housing and rent supplement units

Average Rent for 2-Bedroom Apartments and Vacancy Rates, 1987–2016, Halifax Census Metropolitan Area



Note: Rents and vacancy rates are for apartment structures of six units and over, privately initiated as defined in the CMHC Rental Market Survey. Rents adjusted to constant October 2016 dollars based on Statistics Canada, Consumer Price Indexes for Canada (V41690973 series.)

Homelessness and Housing Poverty affects us all

1508
People stayed at a Halifax shelter in 2015

1 in 4
Halifax households spend 30% or more of their total income on housing

216
years of homelessness ended by MOSH - Housing First and Herring Cove Apartments - Housing First

Attend the Halifax Affordable Housing Conference!

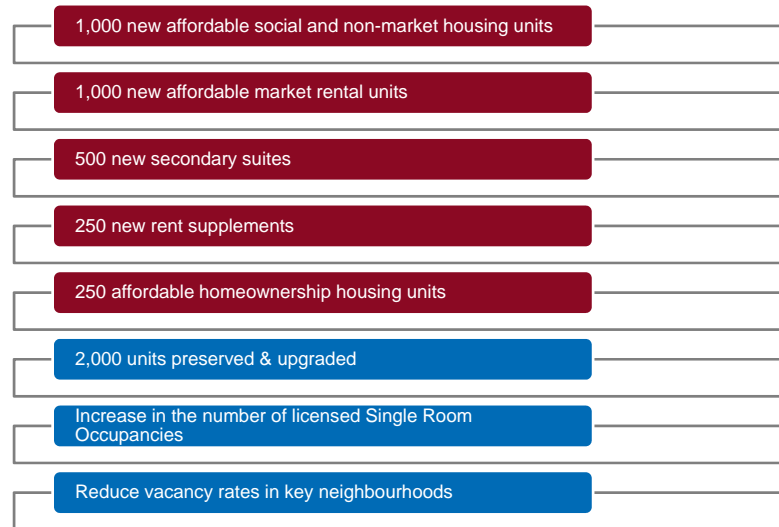
housing and homelessness partnership

I. Partnership Update

The Housing and Homelessness Partnership is a unique collaboration of nine partners from three levels of government, the private sector, and non-profit community all with a common goal – ending homelessness and housing poverty in Halifax.

- Establishment of common:
 - understanding of issues, needs & market conditions
 - roles & responsibilities
 - innovative practices & initiatives
 - definitions
 - outcomes & targets
- Affordable Housing Conference
- National Housing Strategy Consultations

II. Targets: 5,000 homes in 5 Years



III. “No Net Loss” of Affordable Units during Redevelopment

Protects supply & overall affordability under low vacancy rates
Protects renters from disruption and displacement
Supports neighbourhood stability & economic diversity

“Rate of change” policies work best when supported by:

- strong tenancy & planning legislation
- rental housing demolition & conversion by-law
- rental licensing by-laws; and
- administrative capacity
- HRM Charter does not explicitly provide for the protection of rental housing from demolition or conversion
- Staff can explore options to mitigate impact

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IV. Inclusionary Zoning

Policies, by-laws and programs that require development proposals with residential units to:

- include a range of housing options at different price points in most new developments
- provide for those units to be maintained as affordable over a period of time



In North Cambridge, Massachusetts, four units are priced below market rate in the 7 Cameron Avenue development, connected by a greenway to bustling Davis Square in Somerville. Credit: City of Cambridge

US: over 500 programs & 80,000 units

Canada: Manitoba has enabling legislation; Ontario and Alberta introduced enabling legislation in 2016

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Inclusionary Zoning

- Best practice to ensure a broad range of housing choice
- Creates economically diverse & vibrant neighbourhoods
- Can serve moderate and low income residents
- Long-term strategy to secure affordability
- Cost reflected in lower land prices
- Policies based on local conditions, can evolve over time



The Veloce Apartments is a transit oriented development with 64 affordable units in Redmond, Washington. Credit: City of Redmond

Inclusionary zoning in U.S.

	Boston	Chicago	District of Columbia	San Francisco	Seattle*	Existing NYC Voluntary IH Program	New NYC MIH Program
Year Adopted	2000	2003	2006	2002	2001	1987 (R10) 2005 (IHDA)	2016
Program Type	Voluntary	Voluntary	Mandatory	Mandatory	Voluntary	Voluntary	Mandatory
Duration of Affordability	50 years	30 or 99 years	Permanent	Permanent	50 years	Permanent	Permanent
Set Aside (%)	15%	10%	Varies	12% onsite 20% offsite	5%	4-5% (R10) 20% (IHDA)	20 to 30% onsite 25 to 35% offsite
Income Targets (AMI)	<70 to 100%	≤60 to 100%	<50 to 80%	≤55 to 90%	80 to 100%	< 80%**	Basic options at average of 60% and/or 80%; additional options at average of 40% and/or 115%

*Seattle's program is being reevaluated.

**NYC's Voluntary IH program requires <80% AMI in most areas but includes certain areas with options <125% or 175% AMI.

Inclusionary zoning in Canada

	Vancouver	Toronto	Montreal
Year adopted	1988	2002	2005
Program type	Voluntary at rezonings & density bonusing	Voluntary – large sites > 5 ha & density bonusing/ redevelopment 200+units	Voluntary at rezonings 200+ units
Duration	Varies 10 – 99 years		
Set aside	20%	20%	30%
Affordability	Low and moderate income	Low and moderate	Low and moderate income

Recommendation

It is recommended that Regional Council:

1. Approve in principle the Housing and Homelessness Partnership five-year affordable housing targets as presented in this report;
2. Direct staff to develop an implementation framework to support the implementation of the Housing & Homelessness Partnership five-year affordable housing targets that fall within the municipality's mandate, including identifying specific actions, monitoring tools and any additional resources if required.
3. Request that the Province amend the Halifax Regional Municipality Charter to enable Council to implement inclusionary housing for all or part of the Municipality

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Thank You



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