

Supporting Vaughan's Affordable Housing Challenge

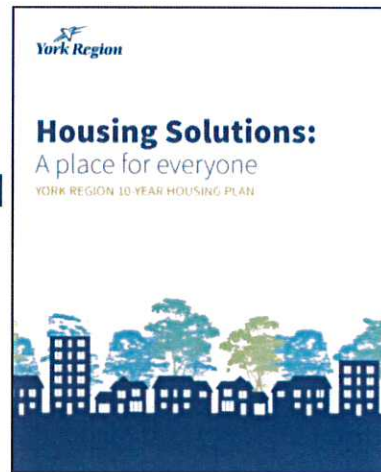
Presentation to the City of Vaughan Committee of the Whole

April 4th, 2017



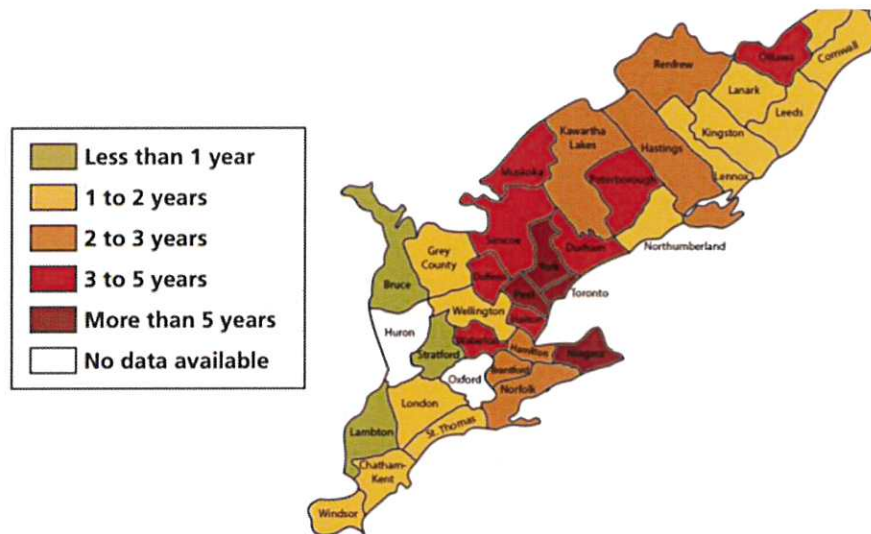
York Region's Challenge

York Region has a strong vision and solid road-map for housing



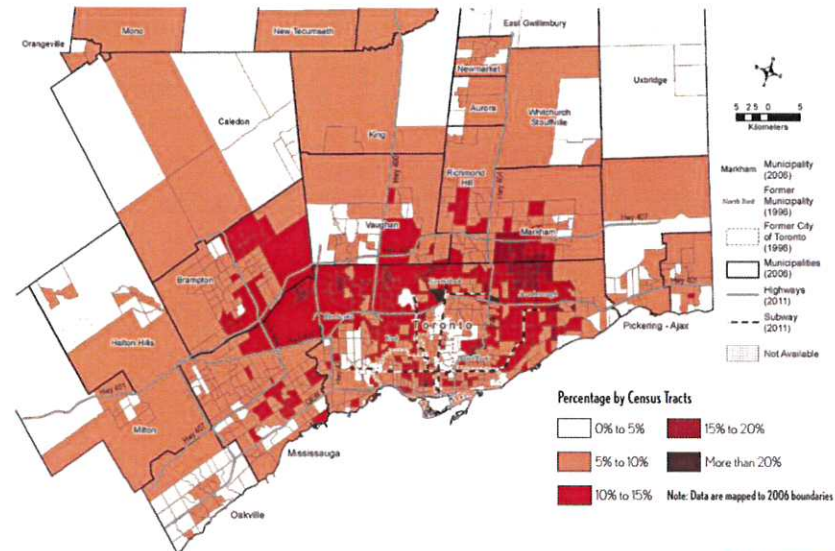
.... But it faces significant and growing challenges in achieving its housing goals ...

.... the Region's wait time for affordable housing are among the highest in Ontario



Source: 2015 Waiting Lists Survey, Ontario Non-Profit Housing Association.

... and the number of low income households is growing, particularly in the south of the Region.



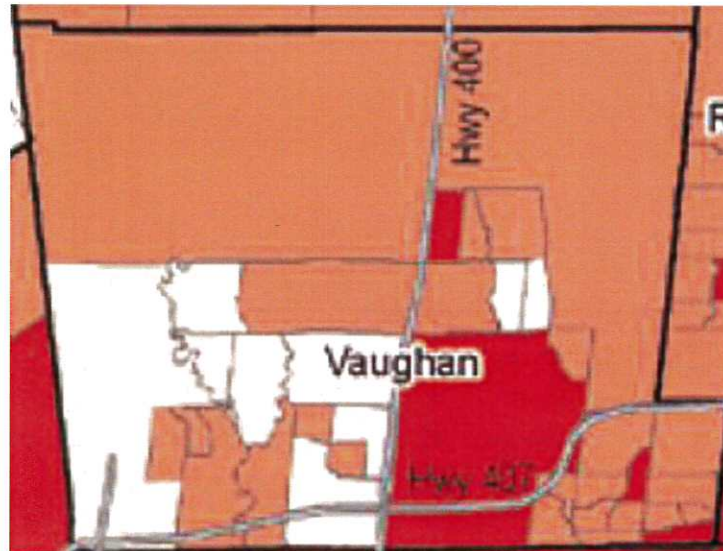
Source: Mapping the Working Poor in Toronto Region, The Metcalf Foundation, April 2015



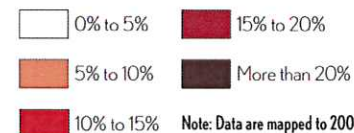
Working Poor in Vaughan

Vaughan: Percentage of Working Poor Individuals Among the Working-Age Population After Tax

2006	6.0%
2012	7.1%
% Change	18.3%



Percentage by Census Tracts



Note: Data are mapped to 2006 boundaries

Source: Mapping the Working Poor in Toronto Region, The Metcalf Foundation, April 2015

Note: Working age population defined as individuals who are between 18 and 64, non-students and living on their own. Working status refers to persons having earnings no less than \$3,000. Poor status refers to individuals with census family income below the Low Income Measure (50% of adjusted after-tax median income of all Canadians). Working poor status 2006 and 2012 determined from taxfiler data (T1FF)



Our Proposition

The growing affordable housing demands facing the City of Vaughan are a threat to the City's economic wellbeing and vitality.

Affordable home ownership can and should be a critical plank of ensuring residents of Vaughan have safe and affordable options for places to live:

- It creates “off-ramps” for low income households from affordable rental housing, thus, freeing up capacity to absorb new affordable housing demands arising from population growth
- It unleashes unrealized human capacity as low income households are enabled to move towards middle income.
- It gives rise to more mixed-income communities which can lead to a stronger municipality.

Habitat for Humanity GTA can be part of this solution and has demonstrated our capacity to do so in both Peel Region and Toronto.

York Region and its municipalities are essential partners in realizing the benefits of affordable homeownership.



Who We Are

- Habitat for Humanity Greater Toronto Area was formed in 2014, after amalgamating with three affiliates: Brampton Caledon, Toronto, and York.
- The organization's mission is to break the cycle of poverty by producing affordable homeownership opportunities for working poor families.
- To-date, Habitat GTA has produced 336 homes, with another 58 under development.
- Currently we are focused on increased density build forms: stacked, back-to-back townhomes, mid-rise, and other multi-unit construction.
- Our goal is to become a housing provider capable of delivering over 100 home ownership opportunities per year, every year.



Who We Serve

Habitat partner families are led by hard-working parents who are providing critical services to communities like Vaughan while struggling to raise their children on very low incomes.

Average 2 Bed Apartment	\$1322 per month ¹
Average 3 Bed Apartment	\$1488 per month ¹

Occupation	Average GTA Salary ²	Housing as a % of Salary
		3 Bed Apt.
Dental Assistant	\$37,440	48%
Nursing Aid	\$39,686	45%
Bus Driver	\$44,928	40%
** Two minimum wage earners	\$45,600	39%
Executive Assistant	\$50,391	35%
Roofer	\$58,240	31%

Source:

¹CMHC Rental Market Report, GTA, 2016

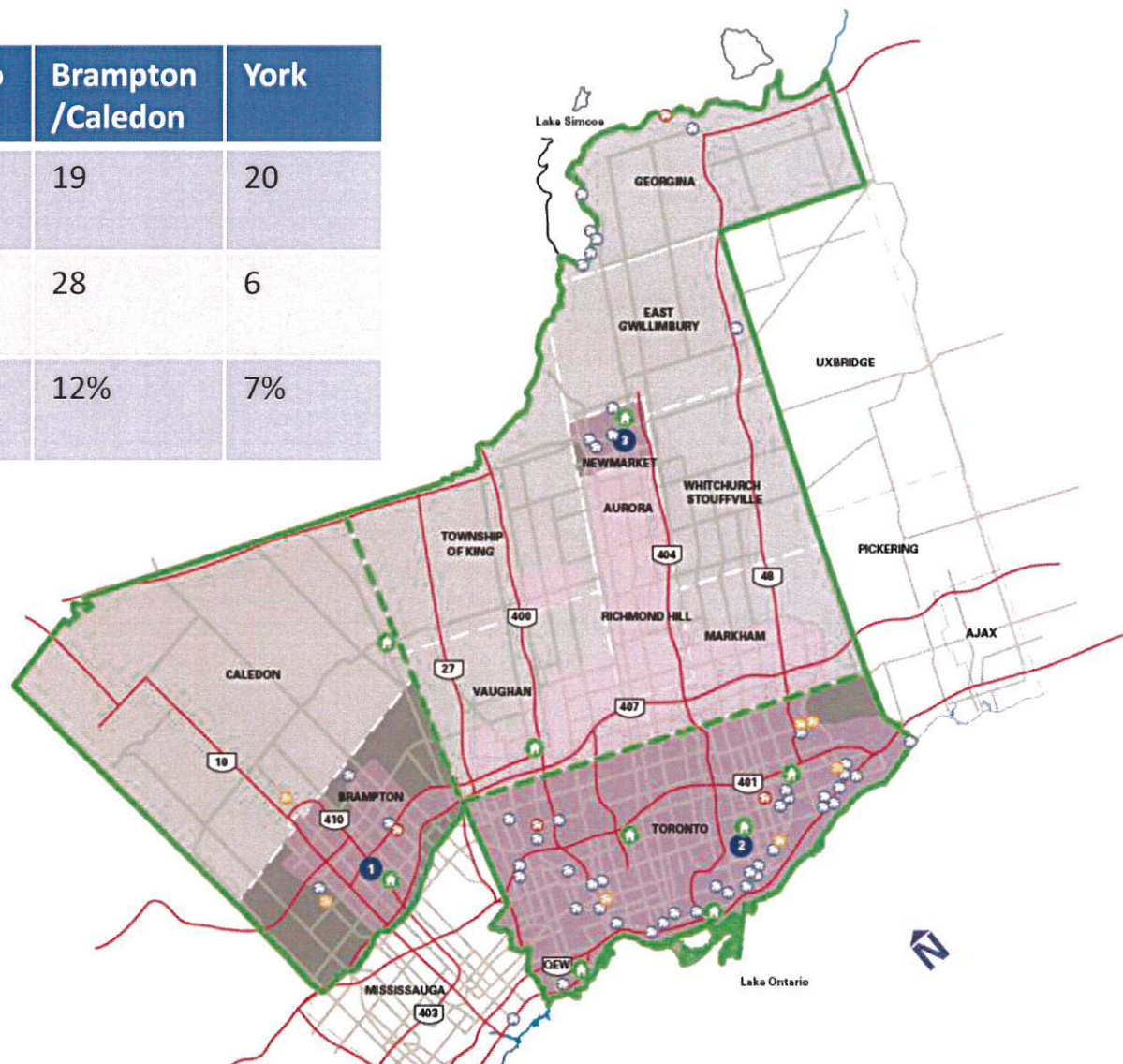
²<https://www.livingin-canada.com/work-salaries-wages-canada.html>



Habitat for Humanity GTA

Building in Brampton, Caledon, Toronto and York Region

	Toronto	Brampton /Caledon	York
Homes completed	297	19	20
Under development	30	28	6
Total %	82%	12%	7%



How we make it work

We remove the barriers to home ownership for families through ...

- ✓ 500 hours “sweat equity” instead of cash down payment
- ✓ Zero interest mortgages
- ✓ Mortgage payments adjusted to 30% of household income (net of property tax, insurance, and condo fees)
- ✓ Equity sharing formula for any remaining principle at the end of 20 year mortgage term

We lower the cost of building homes through ...

- ✓ Volunteer labour
- ✓ Donations of cash, building materials and services
- ✓ Creative arrangements with municipalities relating to land acquisition and fees
- ✓ Proceeds from ReStores which pay all of our administrative and fundraising overhead
- ✓ Mortgage payments from Habitat homeowners



Ways Municipal Governments Can Help

Land

- Access to surplus municipal land

Government Fees*

- Development charges
- Parkland dedication
- Site plan applications / Building permits

* Either deferrals or exemptions

Developer Partnerships

- Incorporating affordable housing requirements in the approvals process.
- Swapping density bonuses, service allocations, or other tools for “Habitat units”

Other

- “Fast track” approvals
- Inclusionary zoning

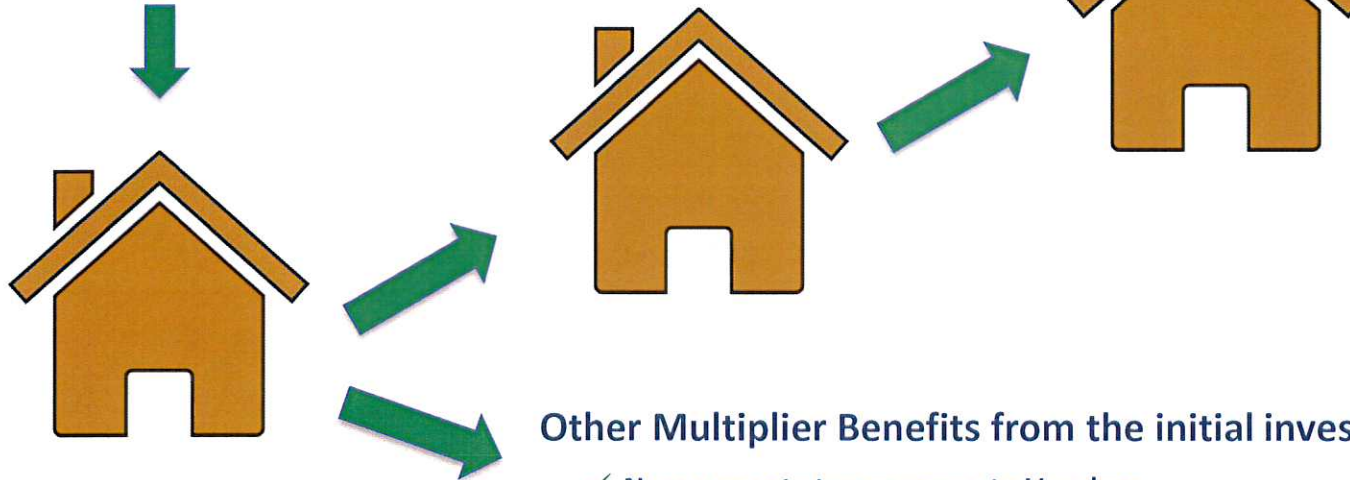


The Economics of Habitat for Humanity Builds in the City of Vaughan

When a city provides support to Habitat, the value of these contributions are fully recovered through mortgage payments by our homeowners, and reinvested in the next home..... and the next home.....



VAUGHAN
\$\$\$ / Support



Other Multiplier Benefits from the initial investment

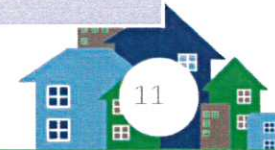
- ✓ New property tax revenues to Vaughan
- ✓ Low income rental unit freed up for next family
- ✓ Reduced reliance on social programs
- ✓ 2nd and 3rd generation benefit as cycle of poverty is broken



The Peel Success Story (2014-2018): Impact of Regional and Municipal participation:



	Region of Peel	Municipality of Brampton	Municipality of Caledon
LAND		Surplus land – 18 homes (2015)	Secondary Plan policy requiring 1 acre of serviced land to be allocated to Habitat GTA
FUNDING	\$90k per door for 50 homes over 5 year period		
RELIEF	Regional development charges and other fees are offset through the funding agreement.	Grant in lieu of development charges and a waiver of fees and charges related to the development (*relief of cash in lieu of parkland; building permit fees; planning application fees; amongst other fees)	Deputation request for grant in lieu of development charges and a waiver of fees and charges related to the development



The Peel-Caledon-Brampton Success Story

Impact of Regional and Municipal participation:

2004 – 2013 (10 years)	2014 – 2018 (5 years)
3 homes built	44 homes built

It is our desire to replicate this partnership in Vaughan and York Region, and provide similar benefits to deserving families.



Requests of Council

1. Surplus land review
2. Policy review of opportunities to include affordable home ownership as a condition of planning approvals



For more information, contact:

Daniel Ger

Vice President, Land

Habitat for Humanity Greater Toronto Area

155 Bermondsey Road | Toronto, ON M4A 1X9

Daniel.Ger@habitatgta.ca

T: (416) 755 7353 x 229





THANK YOU!



Building in
Brampton, Caledon,
Toronto & York Region

