

Advancing Affordable Housing

Mayors' Caucus March 2016

WE ARE
economies
OF SCALE

WE ARE THE
support
YOU NEED

WE ARE THE
experts
IN MUNICIPALITIES

WE ARE YOUR
advocate



auma.ca

Housing Continuum

Emergency Shelters

Transitional Housing

Supportive Housing

Subsidized Housing

Market-based Rental Housing

Market-based Home Ownership

Affordable
Housing

When is housing affordable?

“Housing is considered affordable when a household spends less than 30% of its pre-tax income on adequate shelter”



Alberta's Situation

- 44% increase in the cost of home ownership since 2001
- Long wait lists for affordable housing
- Pressures further compounded by arrival of Syrian refugee families

Alberta's Situation

- Insufficient stock of affordable housing
 - aging infrastructure
 - developers are not incented to create new stock
- Pending expiry of \$50 million annually in federal social housing agreements
 - currently supports 37,000 households
 - one third of units at risk

Alberta's Situation

- Unexpected elimination of \$16 million provincial grant in lieu of tax



Those Most Vulnerable

Recent Immigrants

Single Parent Families

Unattached Working-Age

Off-reserve Aboriginal

Seniors



Consequence

- Difficult to attract new residents/workers
- Unmet basic needs = decreased quality of life
- Increased social dysfunction (health issues, family violence, crime)
- Spiral into homelessness

AUMA's Call for Action

- Partnerships amongst the three orders of government to develop a long-term plan for housing that provides policy changes, predictable funding and incentives to develop and maintain a sufficient stock of affordable rental housing

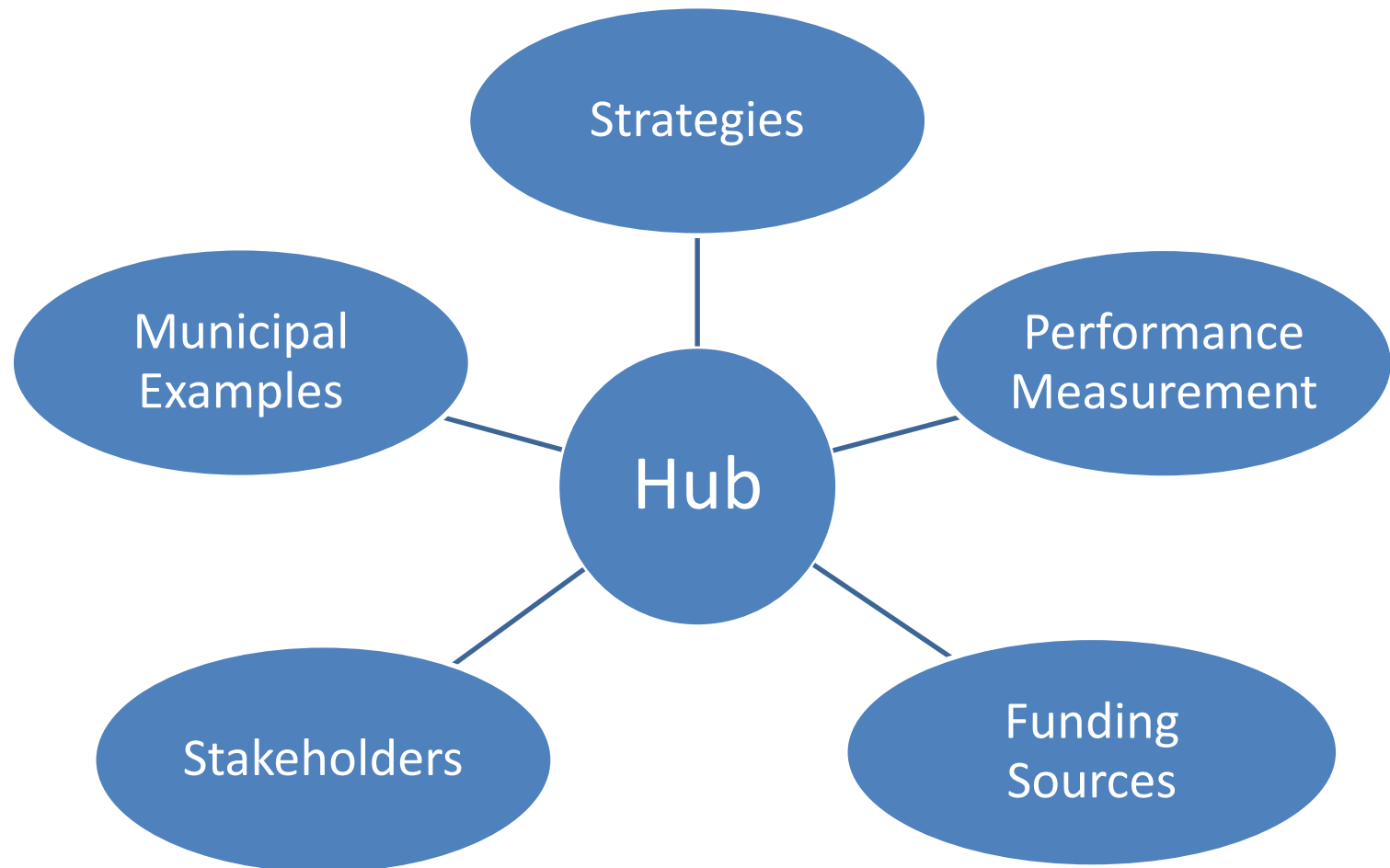
Example of Policy Changes

- Link homelessness solutions to addictions and mental health review
- Reinstate grant in lieu of taxes for social housing units
- Modernize seniors' lodges
- Advance inclusionary zoning and secondary suites

Federal Commitment – National Housing Strategy

- housing infrastructure;
- RRSP flexibility for homebuyers;
- tax incentives for rental housing;
- repurpose federal lands and buildings;
- incent construction and provide financing

Proposed Affordable Housing Hub



Session Format

- Coordinator will guide each table through discussions on three questions
- 30 minutes to answer all questions

Question 1

What are the key barriers to affordable housing?

Question 2

What steps can municipalities take to advance affordable housing?

Examples:

- land-use planning policies
- financial incentives or partnerships

Question 3

What tools or information could help you be more effective?

Examples:

- Information about needs

Summary

1. What are the key barriers to affordable housing?
2. What steps can municipalities take to advance affordable housing?
3. What tools or information could help you be more effective?

Your input will inform the Hub which will
launch October 2016