

CITY OF KENORA

# Report To Council re: Affordable Housing

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Municipal Approaches

**Property & Planning, Economic Development Department**

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## Executive Summary

The availability of affordable housing options in Kenora is a growing concern within the community. During the City of Kenora's Strategic Planning Process, a community survey was undertaken and received over 1800 responses from an online survey; affordable housing was identified as one of the primary issues facing Kenora and its future progress. It is important to note that housing is not a primary function of municipal government, however municipalities can still influence the availability of affordable housing through various methods. Municipalities can play a major role in facilitating an increase in diverse and affordable housing options by offering support for affordable housing initiatives through advocacy, education, zoning, planning and regulatory measures, efficiency in approval processing, rental housing loss prevention and fiscal actions.

Housing is a complex problem and as such requires a multi-faceted approach. It is best practice that municipalities decide on a definition for affordable housing. It is suggested that Kenora model their definition of affordable housing from the generally accepted definition which is used by Canadian Mortgage and Housing Corporation (CMHC), and the Ontario Ministry of Municipal Affairs and Housing (OMAH) as: ***Affordable Housing consists of housing options combined with shelter costs that do not exceed more than 30% of a household's gross annual income.***

There is an apparent issue in reference to affordable housing in Kenora. There were 6520 occupied dwellings within Kenora in 2011. Of these households 4660 (71%) were owned and 1860 (29%) were rented. Furthermore, the National Household Survey (NHS) indicated that within Kenora 1350 (20.7%) households were spending more than the 30% threshold of income on shelter costs. This threshold of households spending more than 30% breaks down to the amount of home owners at 11.7% and the amount of rental tenants at 43.4%.

Kenora's housing market is facing an increase to the average market price of homes, an increase in demand resulting from available low interest rates and population growth that is out scaling the production of new home builds. The production rate of housing in Kenora is at 66.7% of the required production rate to maintain adequate housing based on a 2018 population estimate of 16,019 and the occupancy rate of 2.3 residents per occupied household.

Average home price in Kenora has climbed from \$172, 060 in 2006 to a current estimate of \$255,594. This translates to an increase of 48.5% in 8 years. Kenora's proportion of single-detached housing units is above average in comparison to Canadian Provincial averages with 78.3% of occupied households being single-detached dwellings. As the City grows in population the proportion of single-detached dwellings should be monitored to ensure that higher density housing options will be made available.

As previously noted, municipalities can influence the availability of affordable housing options through; fiscal actions, planning measures, zoning and regulatory actions, rental housing measures, education and advocacy.

Municipal measures, commonly used, to increase affordable housing options include increasing density in appropriate areas, creating housing provisions in the Official Community Plan, permitting Secondary Suites and other dwelling types in single family residential zones, implementing conversion policies to maintain high density housing types such as apartments, density bonusing under the Planning

Act, leasing of municipally owned properties, inclusionary development standards for large development projects, infilling projects, establishing a housing reserve fund, trust fund or community land trust.

As affordable housing is a complex problem; it is the recommendation of the Property & Planning and Economic Development departments that City Council takes a multi-faceted approach to addressing the issues and working towards a solution. Actions that can be taken by council include:

1. Decide on a definition of affordable housing within Kenora reflecting that of: ***Affordable Housing consists of housing options combined with shelter costs that do not exceed more than 30% of a household's gross annual income.***
2. Support actions of the Property & Planning Department for the provisioning and allowance of more diverse housing types within the City to increase the availability of alternative living conditions.
3. Support efforts of the Property & Planning Department through initiatives involving or implementing intensification actions, increasing zoning density within select areas of the city, utilizing the Community Improvement Plan (CIP) area, promoting sustainable housing practices and implementing inclusionary zoning in combination with density bonusing for height as an incentive, typically for major developments, for the purpose of expanding affordable housing options.
4. Explore the potential sale, option or lease of City owned land and permit the Economic Development, Property & Planning Departments to actively market and promote these lands as available development sites to non- profits and affordable housing developments. Efforts should be made to promote new developments, particularly those that are sustainable and increase the current residential density through re-zoning. Developers should be made aware of potential incentives for supplying affordable units such as grants through CMHC and a CIP or waiving development fee and density bonusing through the Planning Department.
5. Permit Economic Development and the Property & Planning department to seek funding from available grants for the purchasing and production of both a Housing Needs Gap Analysis Feasibility Study that will address the unique development challenges Northwestern Ontario, and a Community Official Housing Strategy. Funding agreements may require fiscal contribution from the City of Kenora if the applications are approved. The exact cost will not be known until a consultant has been confirmed.
6. Continue to communicate and collaborate with local Non-Profit Housing Corporations; the Kenora District Services Board which currently administers social housing and other related organizations and charities such as Habitat for Humanity. Increasing advocacy efforts for action on affordable housing by senior levels of government can show support for these local providers. Council can play a major role in educating the local community through public communication by standing Committees and the availability of publications highlighting efforts and resources for affordable housing in City facilities.

## Background

The availability of affordable housing options in Kenora is a growing concern within the community. During the City of Kenora's Strategic Planning Process, a community survey was undertaken and as a result over 1800 responses were received from an online survey; affordable housing was identified as one of the focal issues facing Kenora and its future progress. It is important to note that housing is not a primary function of municipal government; however municipalities can still influence the availability of affordable housing through various methods.

This document has been created to provide a brief overview of the Kenora housing landscape to assist the City council on next steps and municipal approaches in addressing the issues surrounding affordable housing in Kenora. The information displayed hereon has been compiled from a variety of sources and should be used as a general guide only. No guarantee is expressed or implied regarding the accuracy of such information.

## Defining Affordable Housing

Non-market housing includes housing options as they relate to homelessness, emergency shelters, transitional housing, supportive housing, social housing and subsidized rental housing. Although these housing options have a profound impact on the affordability and availability of market housing, they will not be discussed in depth as there has been significant support from Council with various committee partners and the publication of the Homelessness & Behavioural Task Force Work Plan (2013). Additionally the Kenora District Service Board has released "A Place for Everyone: KDSB Ten Year Housing and Homelessness Plan 2014-2024". There are plans to hire a housing coordinator who will work on housing initiatives if the plan is approved and funding is received. In Kenora, the KDSB administers assistance with subsidized housing, rent-g geared-to-income and other non-market housing options. The KDSB currently administers 207 units while Aamikkowiish and the Municipal Non-Profit Corporations of Kenora and Keewatin collectively own 256 housing units. Rental agreements differ in facilities with a portion of units dedicated to rent geared to income and market rental units. Market rental units in Keewatin are in the range of \$800 dollars per month, differing by size and location. Residents on rent geared to income are accepted on an application basis with current wait times for some facilities in the Kenora/Keewatin area being in excess of one year. Singles and seniors interested in two bedroom apartments have some of the longest wait times. Habitat for Humanity has a presence in Kenora through a sub chapter of the Winnipeg Chapter of Habitat for Humanity. This document will primarily focus on affordability of **Market Rental & Market Housing** options for citizens with low to moderate incomes within the Kenora area, a topic that has not yet been covered in detail. Recommendations may include options that increase non market functions to increase overall access to affordable housing. The Market portion of the housing spectrum as seen below consists of rental and ownership of dwellings.

Homelessness	Emergency Shelters	Transitional Housing	Supportive Housing	Social Housing	Subsidized Housing	Market Rental	Home Ownership
Programming & Servicing	Short-Term Housing	Intermediate between shelters & homes	Housing with living supports	Housing with government funding	Housing Subsidized by funding	Rental units	
Non-Market housing						Market Housing	

Figure 1: Housing Spectrum

There is often confusion around what is considered affordable housing and who is in need. There is no absolute definition of affordable housing; however the generally accepted definition which is used by CMHC and OMAH is: ***Affordable Housing consists of housing options combined with shelter costs that do not exceed more than 30% of a household's gross annual income.*** It is important to create a community definition for affordable housing, as it is required in a municipal facility by-law before entering into a municipal capital facilities agreement for any future municipal housing project facilities.

### Review of Kenora's Housing Information

A review of historical information has been compiled including median sale price, number of housing sales, affordability rates based on data from Municipal Property Assessment Corporation (MPAC), CMHC, Stats Canada and various other sources. This information will provide a general understanding of the Kenora housing markets historic and current state.

Information from the last major census in 2011 will be used to provide a basis for what the community needs of Kenora's available housing. At that time Kenora's Occupied Dwellings totalled 6520 units. Of the 6520 dwelling units 5105 (78.3%) were single-detached dwellings. The average number of residents per dwelling in 2011 was 2.3 with a majority 67% of household having 1-2 residents.

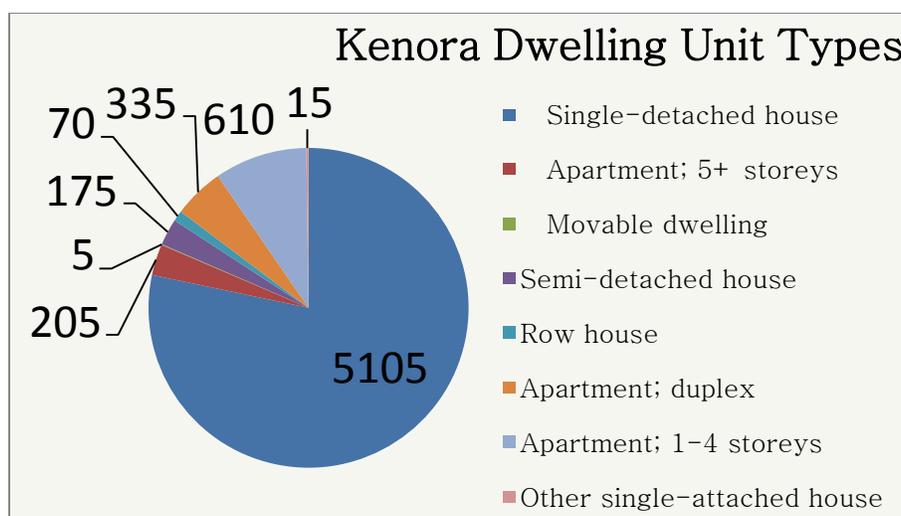
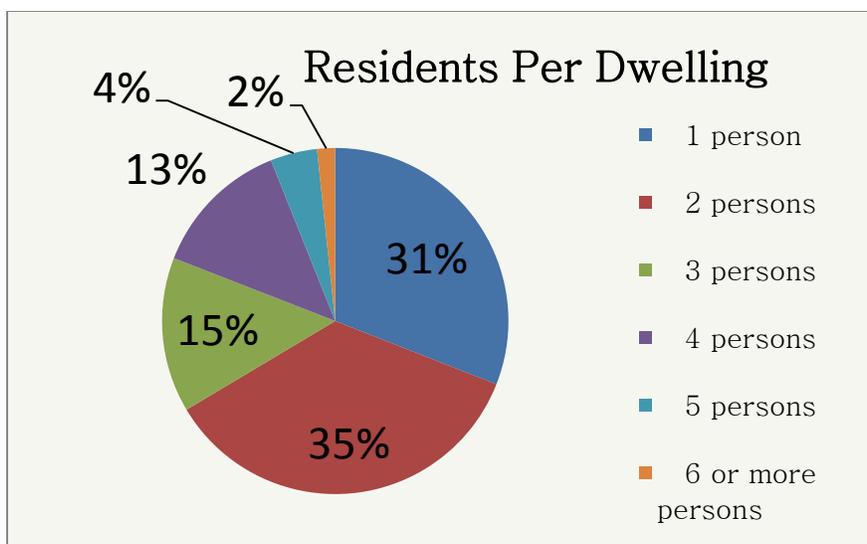


Figure 2: Kenora Dwelling Unit Types



*Figure 3: Kenora Residents per Dwelling*

The 2011 National Household Survey indicated that there were 4660 (71%) households owned and 1860 (29%) were rented in Kenora. This proportion of rental to ownership is the same as Ontario's ownership to rental rate. Furthermore, the NHS indicated that within Kenora 1350 (20.7%) households were spending more than the 30% threshold of income on shelter costs. This threshold of households spending more than 30% breaks down to the amount of home owners at 11.7% and the amount of tenants at 43.4%.

<b>Kenora Dwelling Shelter Costs for 30% Income Threshold</b>	
Total number of owner and tenant households with household total income greater than zero; in non-farm; non-reserve private dwellings by shelter-cost-to-income ratio	6520
Spending less than 30% of household total income on shelter costs	5165
Spending 30% or more of household total income on shelter costs	1350
Spending 30% to less than 100% of household total income on shelter costs	1155
Number of owner households in non-farm; non-reserve private dwellings	4655
% of owner households with a mortgage	55.2
% of owner households spending 30% or more of household total income on shelter costs	11.7
Median monthly shelter costs for owned dwellings (\$)	809
Average monthly shelter costs for owned dwellings (\$)	976
Median value of dwellings (\$)	174371
Average value of dwellings (\$)	203588
Number of tenant households in non-farm; non-reserve private dwellings	1860
% of tenant households in subsidized housing	19.1
% of tenant households spending 30% or more of household total income on shelter costs	43.4
Median monthly shelter costs for rented dwellings (\$)	750
Average monthly shelter costs for rented dwellings (\$)	739

*Figure 4: Kenora Shelter Costs at 30% Threshold*

Rental units provide the majority of affordable housing option in Ontario. As seen in Figure 4 both the median and average monthly shelter costs for rental units in Kenora were lower than the median and average monthly costs to own a dwelling. MMAH developed suggested affordable rental ratings by income percentiles for the Kenora District based on 2006 Census information. The Affordable rental rates from Figure # can be compared to the average rental to identify any gaps in affordability. The KDSB and local Non-Profits operate many rental units within the Kenora area. The average rental rates for one and two bedroom units have generally increased from 2009 to the 2013 levels. All of the average rents are affordable for the 50<sup>th</sup> income percentile and above. It is important to note that apartments in Kenora only make up 12.5% of the occupied dwelling units and a portion of the apartment units are administered by the KDSB, or Non-profit Housing Corporations with little to no vacancy rates. An increase in construction of apartment and rental dwellings can have a profound impact on creating and maintaining affordable housing options.

Kenora District	
Income Percentile	Affordable Rent
20th (\$18,900)	\$470.00
30th (\$23,600)	\$590.00
40th (\$31,300)	\$780.00
50th (\$39,400)	\$990.00
60th (\$48,700)	\$1,220.00

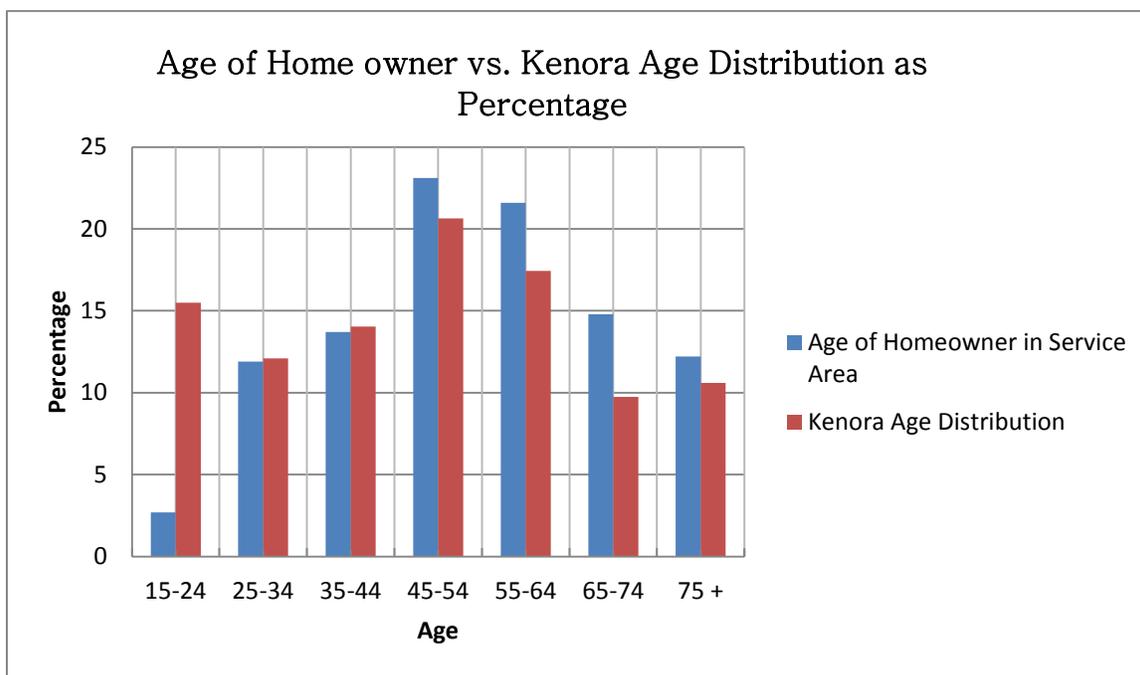
Figure 5: MMAH Affordable Rental Rates 2011

Kenora Average Apartment Rents CMHC						
Type of structure	Type of unit	2009	2010	2011	2012	2013
Row and apartment structures of three units and over	Bachelor units	445	494	424	494	469
	One bedroom units	542	568	614	641	647
	Two bedroom units	732	799	757	785	801
	Three bedroom units	F	F	F	626	643
Apartment structures of six units and over	Bachelor units	F	F	F	513	485
	One bedroom units	576	588	562	663	674
	Two bedroom units	770	897	774	804	812
	Three bedroom units	F	..	..	F	F

Figure 6: Table 027-0040 - Canada Mortgage and Housing Corporation, average rents for areas with a population of 10,000 and over, annual (dollars)

Ontario Human Rights Commission's (OHRC) "Room for Everyone" highlights methods to protect rental units. The guide promotes methods for passing By-laws that protect rental units.

It is important to monitor home ownership levels as 71% of occupied dwellings in Kenora are Owned as opposed to rented. Details on the age and affordable home prices based on incomes of home owners can provide insight to what the market needs in terms of price points in order to provide an appropriate range and mix of housing types and densities. *Figure 7* highlights the 2013 age of home owners in the Kenora service area (within an hour commute) retroactively compared to the age demographic of the City of Kenora. Certain age groups are more prone to need rental units or alternative housing types.



*Figure 7: Kenora Service Area Ownership vs. City of Kenora Age Distribution*

The 2011 National Household Survey provided an income range based on household incomes for Kenora; this information has been combined with the 2011 Ministry of Municipal Affairs and Housing's estimates on affordable housing prices. The 2011 MMAH criteria for estimates include the 30% of income affordability rate, a 5% down payment, a mortgage rate of 5.40%, a mortgage factor of 0.0060458, taxes of 0.125%, mortgage insurance at 0.00008 and an amortization period of 25 year. Figure 8 was created through combining the information from the NHS and the MMAH data; showing approximate affordability rates based on Kenora households. ***We can now infer that 54.3% of Kenora households can afford a home priced at or above \$212,000.00 while using 30% of their income.*** The purchase prices do not account for other dwelling expenses such as utilities and as such the information should only be used as a general guide.

Comparison of Kenora Household Income To MMAH Affordable Home Purchase Price			
<u>Household total income in 2010 of private households</u>	<u>Number of Households</u>	<u>Low Range Approximate Affordability Price</u>	<u>High Range Approximate Affordability Price</u>
Total	6520		
Under \$5,000	135	0.00	18,000.00
\$5,000 to \$9,999	70	18,000.00	35,500.00
\$10,000 to \$14,999	225	35,500.00	53,500.00
\$15,000 to \$19,999	345	53,500.00	71,000.00
\$20,000 to \$29,999	545	71,000.00	106,000.00
\$30,000 to \$39,999	685	106,000.00	141,500.00
\$40,000 to \$49,999	525	141,500.00	177,000.00
\$50,000 to \$59,999	455	177,000.00	212,000.00
\$60,000 to \$79,999	1040	212,000.00	282,500.00
\$80,000 to \$99,999	775	282,500.00	353,500.00
\$100,000 to \$124,999	625	353,500.00	442,000.00
\$125,000 to \$149,999	500	442,000.00	530,500.00
\$150,000 and over	605	530,500.00	N/A

*Figure 8: MMAH Affordability rates vs. NHS Household Incomes*

Housing market sales activity can provide insight into housing trends and demand for housing based on type and price range. The total annual sales recorded by MPAC over the last 5 year period in Kenora have steadily decreased in market activity since 2010 as seen in *Figure 9*. This information is not necessarily representative of the true Kenora housing market as many sales occur outside the Kenora boundary. *Figure 10, The Housing Sales Trends*, depicts when the majority of sales take place. In Kenora, housing sales typically peak during the summer months and reach a low during February.



*Figure 9: MPAC Annual Sales for Kenora*

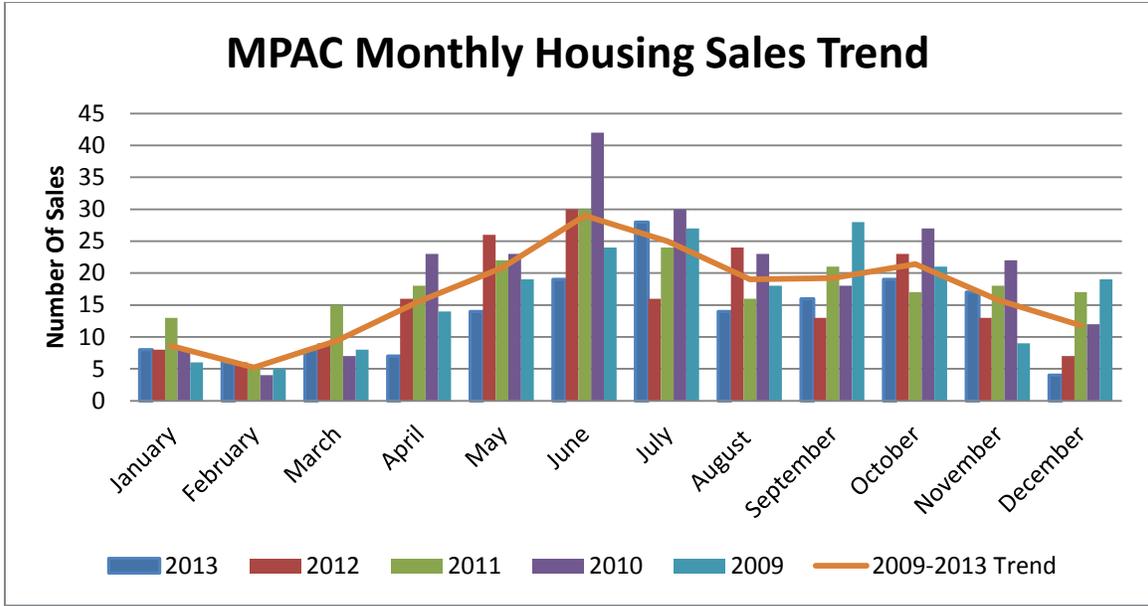


Figure 10: MPAC Monthly Housing Sales Trend

The sales activity in terms of median price can be seen in *Figure 11*. The median price for Single Family detached homes and Residential Condominiums have been increasing over the past 5 years. The demand Condominiums has been increasing as a result of the aging demographic of Kenora population and, access to low interest loans has created a competitive buying market. Consultation with a local reality firm has revealed that on average in Kenora, **40-50% of homes priced at or below \$300,000.00, will sell at or above their original listed price.**

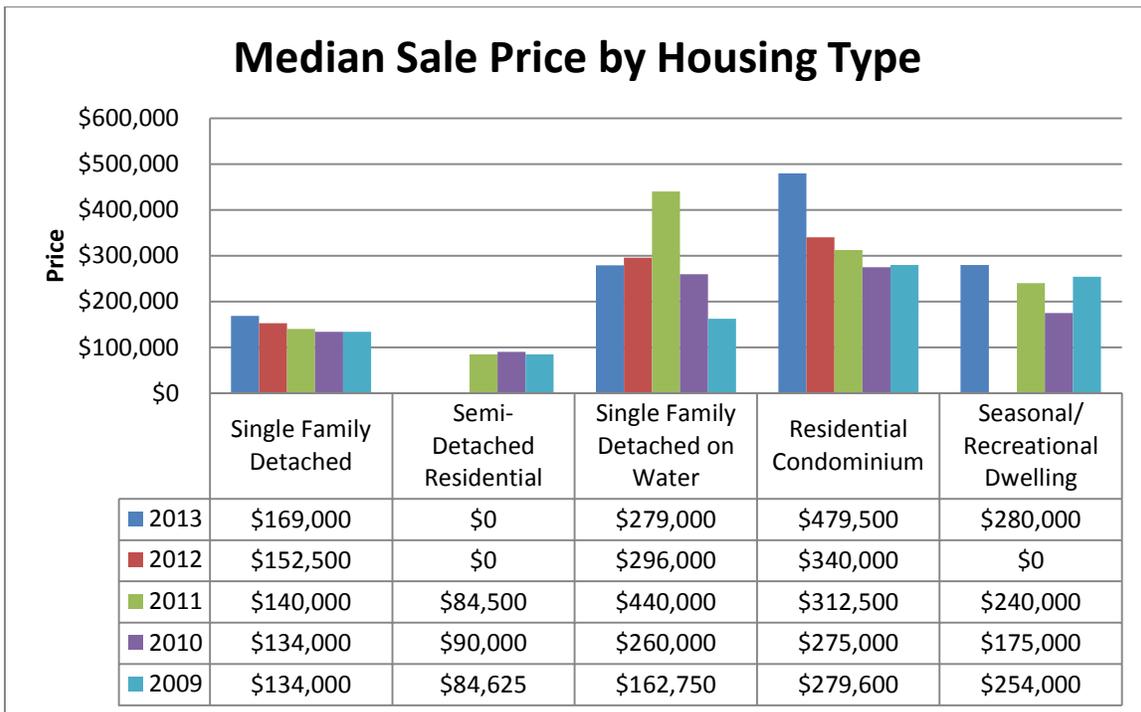


Figure 11: MPAC Median Sales Price by Housing Type

In addition to the information provided from MPAC, the current listings from six realty companies within the Kenora area were catalogued on April 2<sup>nd</sup> 2014 to obtain relevant information on current listing prices. The listing information was divided into two main categories; Existing Residential, and Vacant Lots and included properties roughly located within an hour commute. A total of 113 listings existed for vacant lots. The lots varied in size, development, location, and property type (i.e. Waterfront). The lots prices ranged from \$15,000 to \$3,250,000. The average lot listing prices was \$290,219 with a median listing price of \$199,000. A total of 73 existed residential / recreational listings were recorded with prices ranging from \$65,000 to \$1,850,000. The average listing price was \$510,507 with the median being lower at \$439,900. ***Only 10 (13.6%) of the 73 properties that were listed at the time were listed for under \$212,000.00.*** Dwellings that had previously been sold were not included in the catalogue. The assumption that (45.8%) of the population/households has an affordable price range below \$212,000.00 from *Figure 8. The lack of active listings below \$212,000.00 illustrates a high market demand resulting from low interest rates on loans which can create a competitive market. There also is a greater demand for housing than supply of new housing starts.*

## Current Housing Developments

Current developments underway will increase the total number of available dwellings and relieve the demand for housing. If production of housing out scales the demand for housing the theoretical competition among market buyers will decrease, thereby lowering the possibility of inflated prices. The City of Kenora's projected population for 2018 is 16,019 residents. *If we extrapolate the 2011 census figures for a population of 15,348 and average residents per household of 2.3; we can determine that approximately 292 additional occupied dwelling units will be required by 2018 to maintain the current living conditions within Kenora. This translates to the creation of around 42 dwelling units per year from 2011. The current production rate, as seen in the figure below, is around 28 units per year; that is 66.7% of the necessary production rate.*

Canada Mortgage and Housing Corporation - 7505 - Kenora							
Housing estimates	Type of unit	2011	2012	2013	Q1 2014	Total	Average Production Per Year
Housing starts	Total units	9	43	12	5	69	21.23
	Single-detached units	9	24	12	5	50	15.38
	Semi-detached units	0	8	0	0	8	2.46
	Row units	0	4	0	0	4	1.23
	Apartment and other units	0	7	0	0	7	2.15
Housing under construction	Total units	26	46	49	16	*	*
	Single-detached units	16	16	21	9	*	*
	Semi-detached units	0	12	0	0	*	*
	Row units	0	4	0	0	*	*
	Apartment and other units	10	14	28	7	*	*
Housing completions	Total units	30	30	9	6	75	23.08
	Single-detached units	20	18	9	6	53	16.31
	Semi-detached units	0	8	0	0	8	2.46
	Row units	0	4	0	0	4	1.23
	Apartment and other units	10	0	0	0	10	3.08
<b>Total Current Production and Completion</b>						91	28

Figure 12: CMHC Housing Developments for Kenora, Ontario (2011-2014, Q1)

To emphasize the need for new construction builds housing markets face a need to replace old and obsolete units and Northern Ontario has a high proportion of housing identified as in need of major repairs. As household size declines from 2.3 people per unit, additional builds will be required for the displaced population.

Relatively short construction seasons as well as the difficulties associated with developing land on the Canadian Shield are additional challenges that housing developers face in the production of new residential units. The associated costs to these challenges create an adverse circumstance for those developers interested in providing affordable units, as the additional costs result in forfeit of developers profit or an increase to the property price. Apartment buildings and other rental unit housing types often require high development costs thereby limiting the amount of private developers interested in taking on the large investment.

Certain grants and supports are available to developers for planning and construction of affordable housing units. CMHC, for example, provides SEED and Proposal Development Funding in the form of grants and interest free loans. The promotion of these and other funds can encourage developers to broaden the price point range of new construction builds coming on stream.

## **Municipal Approaches to Increase Affordable Housing**

Municipalities can influence access and creation of affordable housing through various activities:

### ***Fiscal actions:***

Direct or indirect capital can be invested into initiatives to increase generation of affordable housing units. Direct capital can be injected through investment, sale or lease of landholdings, waiving development fees and using density bonusing. Municipalities may also work with developers to access funding through grants and other means to encourage and enable development. Municipalities can also support affordable housing initiatives through the use of a Housing Reserve Fund

### ***Planning measures:***

Research activity including participation in forums, design competitions, and conclusions/suggestions from special purpose task forces can be utilized in preparation for future housing needs. Producing Feasibility Studies, an Official Community Housing Plan, Community Affordability Housing Strategy and identifying suitable areas for affordable housing developments & neighbourhood planning are other activities that can have a profound impact on community planning that addresses affordable housing.

### ***Zoning/regulatory actions:***

Municipal by-laws and development policies can be utilized to control processes and encourage the supply and diversity of housing types that the Planning Department deems as necessary. Allowing a diverse range of housing types including secondary suites and laneway housing gives the private sector including residents the opportunity to increase affordable housing options without requiring additional land developments. Density bonusing can be used with optional inclusionary policies to encourage developers to develop affordable housing options within new developments. Density bonusing activities can be accomplished in Ontario through Height and Density Exchange from section 37 of the Planning Act, and Exemptions from Parking Requirements from section 40 of the Planning Act. Streamlining approval process such as fast tracking affordable housing projects and providing staff assistance throughout the process can also be beneficial.

Community Improvement Plans, identified in section 33 of the Ontario Planning Act, can include provisions for affordable housing. CIPs can allow municipalities to administer grants and loans towards the creation and maintenance of affordable housing.

Permit Systems can be applied through section the Development Permit System in section 70.2 of the Planning act. Permits and licencing for affordable housing option approvals can allow the creation of municipal by-laws to ensure the safety and integrity of various housing types that are allowed within the municipality. These measures can be implemented to allow scheduled safety inspections of certain housing types, with the inspection costs being covered by the application for permits.

### ***Housing Type & Rental Housing Measures***

Access to rental options is crucial to maintaining affordable housing options. The protection of existing rental units and production of new rental units can be encouraged through policies and other actions. Infilling can be promoted in derelict or vacant buildings such as former schools to increase high density dwelling units in developed areas. Municipalities can

implement policy practices including demolition policies, replacement policies for loss of rental housing stock and standards of maintenance bylaws to deter the loss of rental units within the community.

Allowing and promoting various housing types are an inexpensive way to increase affordable housing stock. Second units in particular can create practical living conditions, increase available private rental units, maximize density in a pre-established area, support changing demographics and provide homeowners with additional income. Secondary suites are currently permitted in Kenora's Official Planning Policy; the potential for addition of alternative housing types should continue to be explored.

Laneway housing refers to a separated unit on a single lot; this type of housing is well-suited for lower-density areas and can involve conversions of garages or an opportunity to add a cottage-like unit. Infill housing can promote the construction of new housing units on small lots within previously established areas. Infill development can provide access to affordable housing and often ease of access to servicing and transportation as infilling can occur within downtown areas.

### ***Education and advocacy***

Educating the community can build awareness and support for affordable housing and help mitigate the Not-In-My-Back-Yard (NIMBY) mentality that is often associated with trying to establish affordable housing in various neighbourhoods. Communication of what affordability initiatives are available within the municipality can encourage citizens & the private sector to pursue more affordable housing alternatives, and create new affordable units.

Advocacy for solutions to affordable housing can be relayed to senior levels of government. Advocacy can support initiatives to increase available funding for service boards and non-profits that administer emergency housing, social housing, and subsidized housing. Funding for social housing has generally

### ***Common Approaches***

Municipal measures that are commonly used to increase affordable housing options include increasing density in appropriate areas, creating housing provisions in the Official Plan, permitting Secondary Suites and other dwelling types in single family residential zones, implementing conversion policies to maintain high density housing types such as apartments, density bonusing, leasing of municipally owned properties, inclusionary development standards for large development projects, infilling projects, establishing a housing reserve fund, trust fund or community land trust.

## Recommendations

As affordable housing is a complex problem; it is the recommendation of the Property & Planning and Economic Development departments that City Council takes a multi-faceted approach to addressing the issues and working towards a solution. Actions that can be taken by council include:

1. Decide on a definition of affordable housing within Kenora reflecting that of: ***Affordable Housing consists of housing options combined with shelter costs that do not exceed more than 30% of a household's gross annual income.*** The community's affordable housing needs can be communicated better after a concise definition is in place. Defining affordable housing also allows for proactive solutions aimed at particular issues that can be identified with a better understanding of affordability within the community.
2. Support actions of the Property & Planning Department for the provisioning and allowance of more diverse housing types within the City to increase the availability of alternative living conditions. Broadening housing options that are permitted within the community will allow for a range of alternative housing options, which will allow the private sector to produce housing that can accommodate for affordable housing needs. The careful planning and proper implementation of permitted housing types within the community is required to ensure the safety of citizens as well as the integrity and sustainability of the dwellings.
3. Support efforts of the Property & Planning Department through initiatives involving or implementing intensification actions, increasing zoning density within select areas of the city, utilizing the Community Improvement Plan area, promoting sustainable housing practices and implementing inclusionary zoning in combination with density bonusing as an incentive, typically for major developments, for the purpose of expanding affordable housing options. Zoning is a powerful tool that can be used by the Property and Planning Department to encourage affordable housing options aimed at lower income brackets. Establishing measurable community goals can assist in monitoring and promote action in attaining affordable housing options within the community. Voluntary inclusionary zoning practices can accomplish the promotion of goals and contribute to attaining the goals by providing predetermined proportions of affordable housing in large developments. Increasing density and intensification is often the most common method of encouraging affordable housing options. Emphasis should be placed on zoning that allows for producing dwelling units that are sustainable in close proximity to public transportation supports. This ensures that residents have access to more cost effective utilities and major transportation services. Purpose built sustainable housing is often more efficient and thereby more cost effective for utilities and other cost of living expenses; this is crucial for affordability in our area with the dynamic climate.

4. Explore the potential sale, option or lease of City owned land and permit the Economic Development, Property & Planning Departments to actively market and promote these lands as available development sites to non-profits and affordable housing developments. Efforts should be made to promote new developments, particularly those that are sustainable and increase the current residential density through re-zoning. Developers should be made aware of potential incentives for supplying affordable units such as grants through CMHC and a CIP or waiving development fee and density bonusing through the Municipal Planning Department.
5. Permit Economic Development and the Property & Planning department to seek funding from available grants for the purchasing and production of both a Housing Needs Gap Analysis Feasibility Study that will address the unique development challenges Northwestern Ontario, and a Community Official Housing Strategy. Funding agreements may require financial contribution from the City of Kenora if the applications are approved. The exact cost will not be known until a consultant has been confirmed. The production of a Feasibility Study and an Official Housing Strategy will provide more in depth analysis of Kenora's unique housing needs and supply detailed approaches to addressing the issues that have been identified. Municipalities have the ability to establish a Housing Reserve Fund which can be through a tax levy, in Ontario this can be accomplished through implementation within a Community Improvement Plan. Kenora has already identified lands zone as CIP areas with an additional application already submitted for the Keewatin area.
6. Continue to communicate and collaborate with local Non-Profit Housing Corporations, the Kenora District Services Board which currently administers social housing and other related organizations and charities such as Habitat for Humanity. KDSB plans on hiring a coordinator in their ten year plan; once the position is filled the City of Kenora should have regular communication with the coordinator to assist in the development of strategies. Increasing advocacy efforts for action on affordable housing by senior levels of government can show support for these local providers. Council can play a major role in educating the local community through public communication by standing Committees and the availability of publications highlighting efforts and resources for affordable housing in City facilities.

The upcoming Official Plan, Zoning and By-Law Review provides Council with an excellent opportunity to include provisions that address affordable housing as recommended by the Property & Planning Department.