

# **MUNICIPAL HOUSING STRATEGY FOR THE CITY OF KINGSTON AND THE COUNTY OF FRONTENAC**

**Initial Public Consultations  
Oct. 6<sup>th</sup> and 7<sup>th</sup>, 2010**

## **OVERVIEW OF PUBLIC CONSULTATIONS**

- Context for Housing Strategy
- Overview of Study
- Elements of Demand & Supply Analysis
- Preliminary Findings
- Emerging Issues
- Table Discussions
- Report Back
- Next Steps & Wrap-up

### Context for Housing Strategy

The following relevant policies and community initiatives provide the context within which the Municipal Housing Strategy for the City of Kingston / County of Frontenac will be developed.

- The Kingston Model for Action – Affordable Housing Supply (2005)
- City of Kingston Official Plan and Urban Growth Strategy
- Township Official Plans
- Kingston Homeless Plan (2009)
- County Homelessness Study (2007)
- Provincial Policy Statement (2005)

The Municipal Housing Strategy will build on the actions and initiatives of the City and County to develop actionable strategies to meet the housing needs of the current and future residents of these communities.

### Purpose of the Project

The purpose of the project is to develop a Municipal Housing Strategy to build upon the Kingston Model for Action (2005) and Kingston Area Housing Study (1990). The Strategy will contain projections, policies and programs for affordable housing as well as a unique approach to create a diverse housing stock in the City of Kingston and County of Frontenac for 2011 to 2015. The aim is to meet the requirements of the Provincial Policy Statement (2005) to establish and implement minimum targets for the provision of affordable housing.

## Study Approach

A comprehensive three phase work plan has been developed that builds on existing information and augments this information with supporting analysis as follows:

### Phase 1 - HOUSING DEMAND & SUPPLY ANALYSIS

1. Start-up meeting and information sharing
2. Housing demand analysis
3. Housing supply analysis
4. Gap Analysis - Comparing demand and supply
5. Housing demand and supply report (Draft)

### Phase 2 - HOUSING POLICIES & ACTIONS

1. Impediments and Opportunities Analysis
2. Develop Strategies / Options for Policies and Actions
3. Housing Recommendations Report (Draft)
4. Consult on Housing Recommendations Report

### Phase 3 - HOUSING STRATEGY IMPLEMENTATION

1. Develop implementation framework and sequencing plan
2. Define costing and associated governance considerations
3. Implementation Strategy (Draft)
4. Compile Final Study Report (Draft)
5. Finalize Report and Present to Council

## Sources of Information

To order to complete the project a host of data from a wide range of internal and external sources will be examined, such as;

- Statistics Canada Community Profiles
- Custom tabulations from the Census
- Topic-based tabulations from the Census.
- Special Needs Housing Survey
- Canada Mortgage and Housing Corporation (CMHC) data and reports
- City of Kingston
- County of Frontenac
- Service Canada

## Consultation Strategy

Meetings with key staff and the Steering Committee at the outset of the study reviewed study objectives, confirmed the work program and confirmed key milestone dates and deliverables for the project as well as administrative details. Strategies for consultation and communication were also reviewed to approve this planned approach to consultation through the phases of the project.

### Phase 1 - HOUSING DEMAND & SUPPLY ANALYSIS

- Special Needs Housing Survey
- Key Informant Interviews
- Focus Groups
- Public Consultations

### Phase 2 - HOUSING POLICIES & ACTIONS

- Consult with municipal committees
- Public Consultations

### Phase 3 - HOUSING STRATEGY IMPLEMENTATION

- Consult with City and County Staff
- Present to Council

### Elements of Supply and Demand Analysis

This project will re-evaluate the housing issues faced by the City of Kingston / County of Frontenac through a comprehensive assessment of demand and supply using these elements:

- Demographic Profile of Population and Households
  - Population and Household Trends and Projections
  - Economic Characteristics
  - Household Income
- Supply of Housing
  - Recent Housing Activity
  - Housing Tenure
  - Social Housing
- Emergency, Transitional and Special Needs Housing
- Housing Affordability
  - Core Housing Needs
  - Income Spent on Shelter

### Emerging Issues

Upon reviewing the host of data from a wide range of internal and external sources the following issues have emerged:

- Aging of population and changing composition of households will have an increasing influence on local housing demand
- Housing stock in the County is not very diverse, strong tendency towards single detached homes
- Ownership tenure has been increasing but impact of low interest rates is diminishing
- Rental housing stock is declining in real numbers, signaling a shrinking supply
- Rents are increasing in Kingston faster than the provincial average
- Kingston's vacancy rates remain among the lowest in the province
- Household incomes are polarized, clear contrast between renters and owners
- Increasing incidence of low income households in Kingston, unlike County

- Likewise, affordability is a bigger issue in Kingston as compared to the County
- However, renter affordability is a significant issue in Kingston and the County
- Affordability problems are most acute for youth and the gap is growing

### Table Discussions

As part of the consultation strategy and to obtain information to move forward in the study the attendees of this session divided into groups of 6 and reviewed these 5 questions and provided feedback to the consultants.

1. Do you feel that housing needs are being met in your area? If not, why?
2. Do you feel the preliminary housing gaps that have been identified to date capture the key housing issues in Kingston and Frontenac?
  - If not, what gaps are missing?
  - What housing gap is the most critical at this time?
3. What strategies do you feel would be effective in addressing housing gaps in Kingston and Frontenac?
4. What role do you see for the City of Kingston or the County of Frontenac in helping to address these housing needs?
5. What role can you see for community organizations, agencies or residents in helping to address the identified housing gaps?

### Next Steps

This public consultation session marks completion of one of the milestones in the Municipal Housing Strategy work plan. The following will be the guidelines as we move forward:

#### Phase 1 - Housing Demand and Supply Analysis

- Complete initial public consultation
- Finish demand and supply analysis
- Continue with key informant interviews & focus groups
- Finalize demand and supply report

#### Phase 2 - Housing Policies & Actions

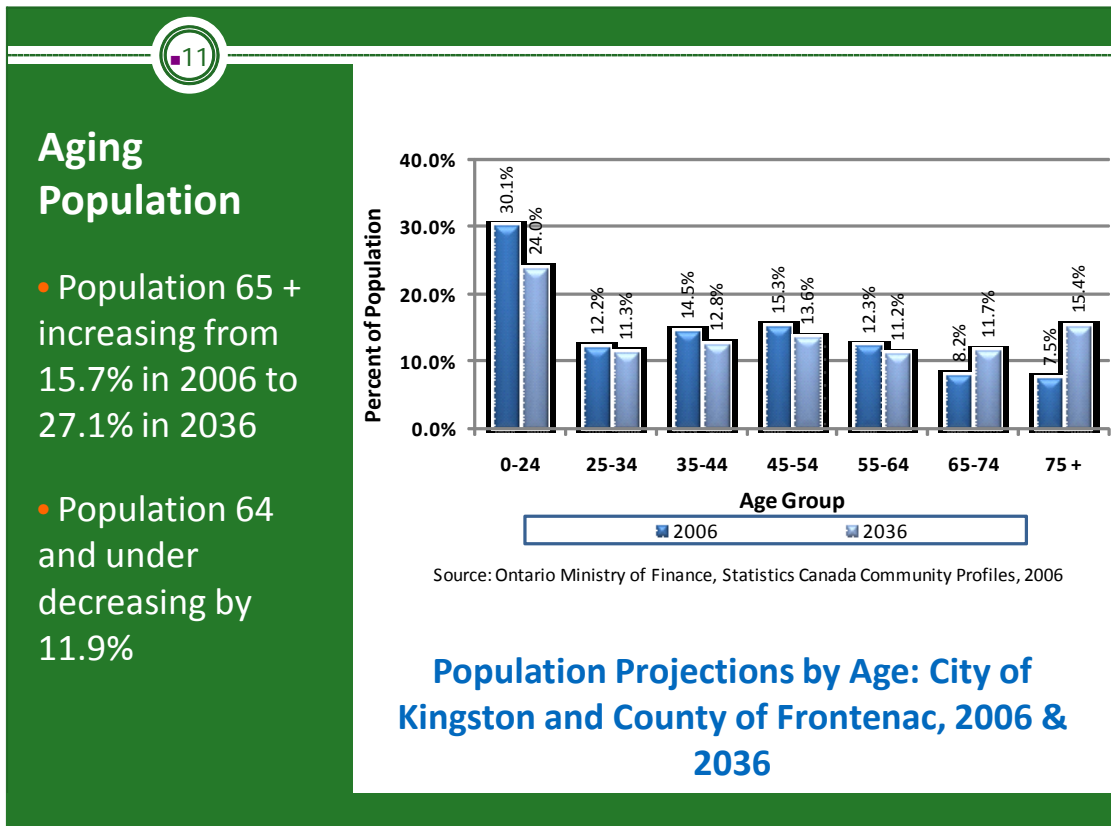
- Complete interviews and focus groups
- Undertake policy and funding analysis
- Develop possible strategies/options
- Public consultations; Nov. 17<sup>th</sup> and 18<sup>th</sup>
- Finalize housing strategies report

#### Phase 3 -Housing Strategy Implementation

- Develop implementation strategy
- Prepare final report incorporating all three phases of work
- Present to Council

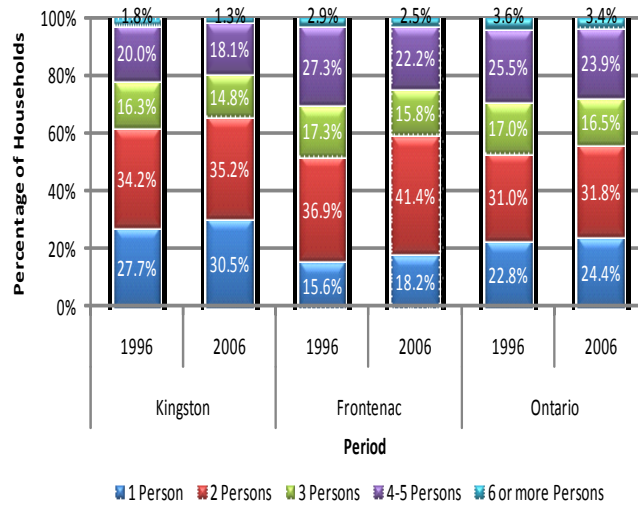
## Preliminary Findings

Upon reviewing the host of data from a wide range of internal and external sources pertinent information and data has been collated and formed into the following story boards.



## Change in Household Size

- One and Two person households are increasing in both Kingston and Frontenac
- In Frontenac, the 4-5 person households make up the second largest proportion of households

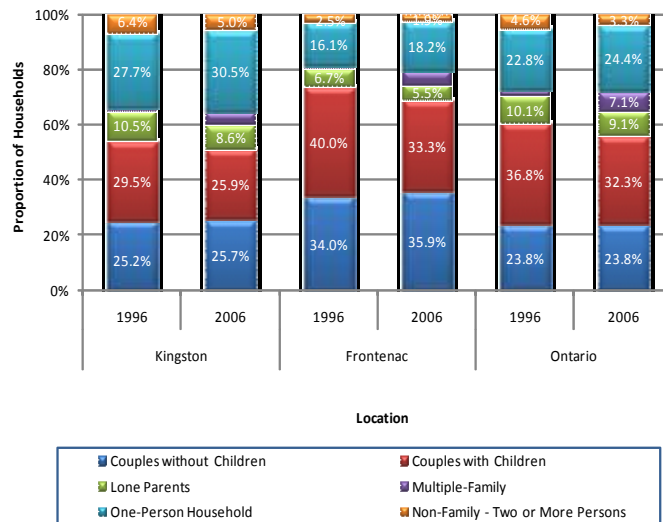


Source: Statistics Canada, Community Profiles, 1996-2006

Trends in Household Size, 1996 & 2006

## Change in Household Type

- Composition of households changing from couples with children in both Kingston and Frontenac to one-person households in Kingston and couples without children in Frontenac

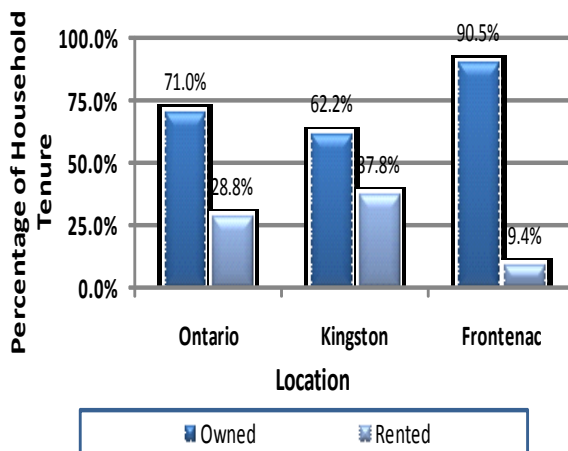


Source: Statistics Canada, Community Profiles, 1996-2006

Trends in Household Type, 1996 & 2006

## Ownership Increasing

- Ownership in Kingston increased by 6.6% between 1996 & 2006
- Ownership in Frontenac increased by 4.3%
- Kingston ownership rates are lower than the provincial rate, 71%

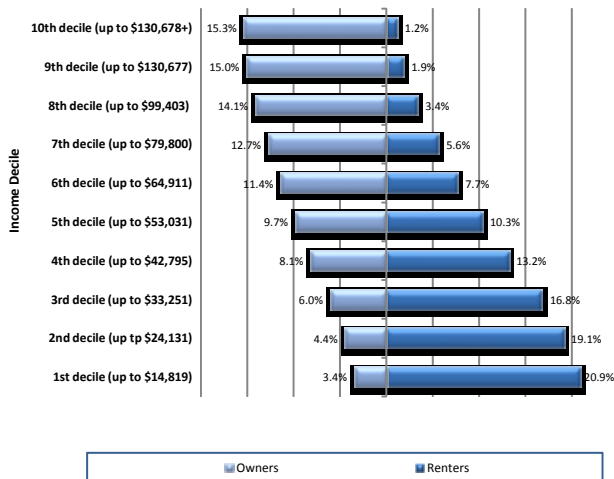


Source: Statistics Canada Community Profiles 1996-2006

Trends in Household Tenure, 2006

## Household Income

- Largest proportion of renters fall within first income decile (22.0% of renter households)
- In contrast, owner households are most prevalent in highest income deciles (incomes over \$80,000)

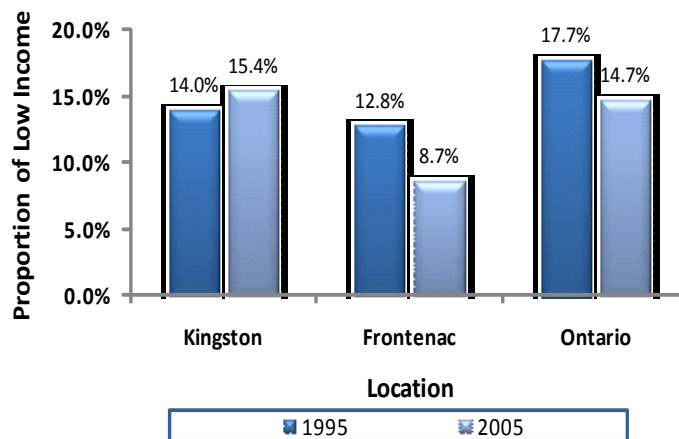


Source: Statistics Canada, Community Profiles, 2006

Household Income Deciles by Tenure, 2006

## Incidence of Low Income Increasing

- Incidence of low income in private households in Kingston has increased 1.4% between 1995 and 2005
- Incidence of low income in Frontenac has decreased from 12.8% to 8.7%



Source: Statistics Canada, Community Profiles, 1996-2006

### Trends in the Incidence of Low Income in Private Households, 1995 & 2005

## Housing Stock

- Housing stock is primarily single detached homes in Frontenac and is increasing - 93.1% in 2006, up from 82.6 % in 1996
- Range of dwelling types in Kingston is fairly reflective of Provincial average

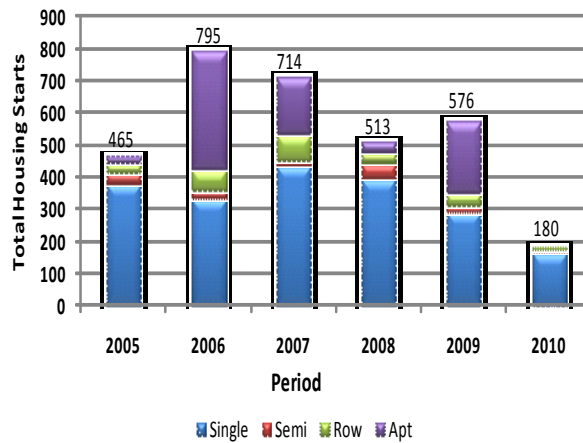
Dwelling Type	Kingston	Frontenac	Ontario
Single-detached	49.0%	93.1%	56.0%
Semi-detached house	8.2%	2.3%	5.7%
Row house	6.5%	0.1%	7.9%
Apartment, duplex	3.8%	0.7%	3.5%
Apartment building, 5 + storeys	14.6%	0.0%	15.6%
Apartment building, < five storeys	17.1%	2.0%	10.8%
Other	0.3%	0.6%	0.3%
Movable dwelling	0.4%	1.2%	0.0%

Source: Statistics Canada, Community Profiles, 2006

### Total Housing Supply by Dwelling Type, 2006

## Kingston Housing Starts

- Housing starts in Kingston have been decreasing since 2006
- Apartment starts have declined, with no starts in the first half of 2010

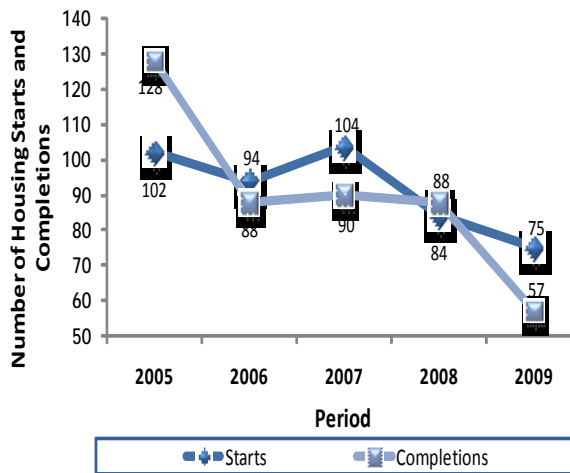


Source: Canada Mortgage and Housing Corporation, 2005-Spring 2010

**Kingston Housing Starts, 2005 to 2010**

## Frontenac Housing Starts

- The number of housing starts in Frontenac has decreased from 2005 to 2009
- Single detached homes have been the only dwelling type to be built in the last five years

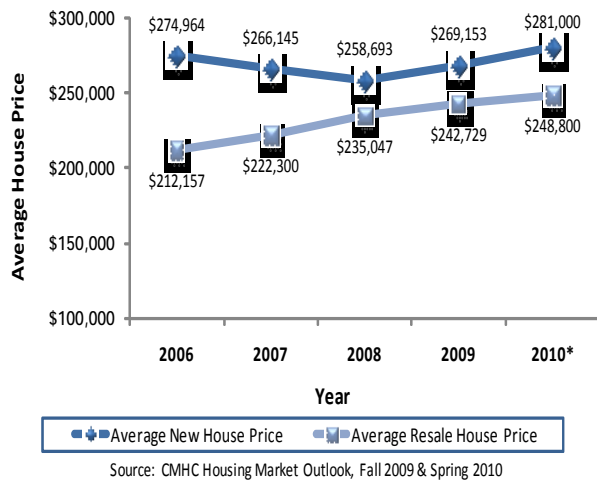


Source: Canadian Mortgage and Housing Corporation

**Frontenac Housing Starts, 2005 to 2009**

## New and Resale Homes

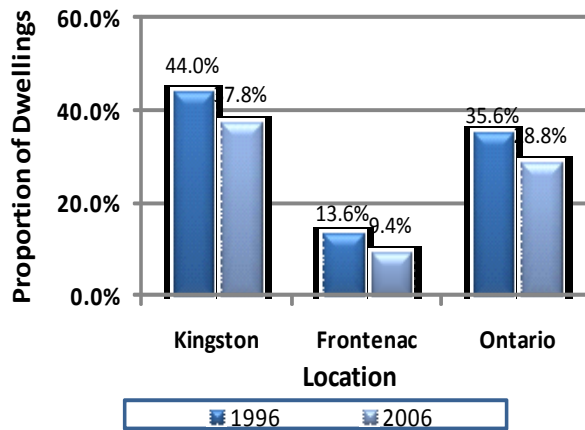
- The average resale price of single detached homes in Kingston CMA increased by 14.4% from 2006 to 2009
- The average price for new single detached homes experienced an overall reduction of 2.1% from 2006 to 2009



**Trends in Average New and Resale Home Prices, Kingston CMA, 2006-Spring 2010**

## Rented Dwellings

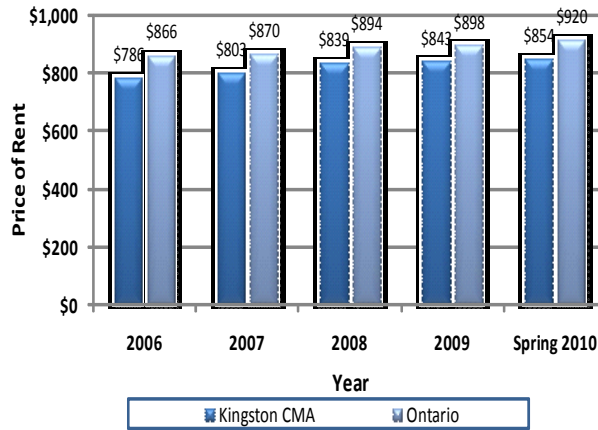
- The number and proportion of rental dwellings has decreased in Kingston by 6.2% from 1996 to 2006
- During the same period in Frontenac, rental dwellings decreased by 4.2%



**Trends in Rented Dwellings as a Proportion of Total Dwellings, 1996 & 2006**

### Average Rents

- Average rents for the Kingston CMA have continued to increase by 8.65% since 2006
- In contrast, average provincial rents have increased by 6.24% since 2006

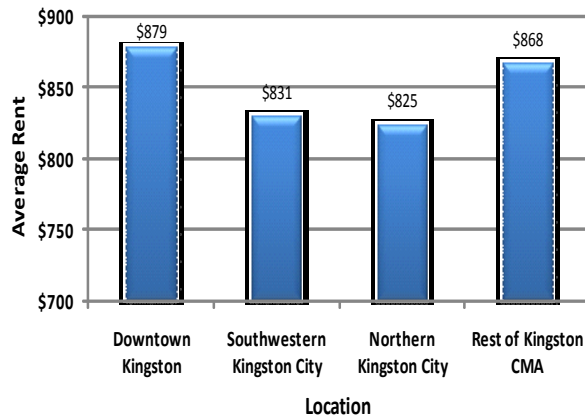


Source: CMHC Rental Market Report: Ontario, Fall 2006, and 2008, Spring 2010

**Trends in Average Market Rents for Private Apartments, 2006-Spring 2010**

### Average Rents

- Rents are highest in Downtown Kingston and lowest in Northern Kingston City

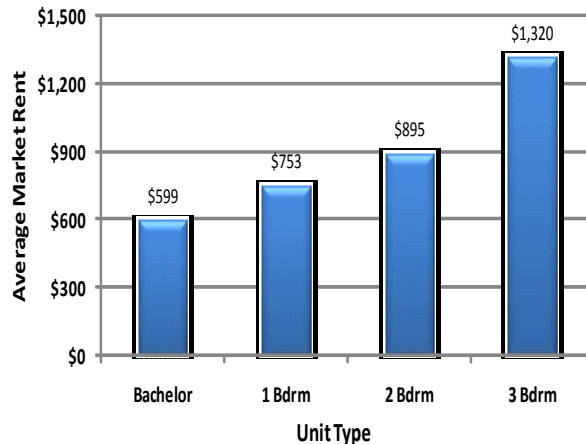


Source: CMHC Rental Market Report, 2009

**Average Market Rent in Kingston CMA by CMHC Zone - 2009**

### Average Rent by Unit Size

- Difference of 18.9% between the average rent for a one bedroom and a two bedroom
- Difference of 47.5% between the average rent for a two bedroom and a three bedroom

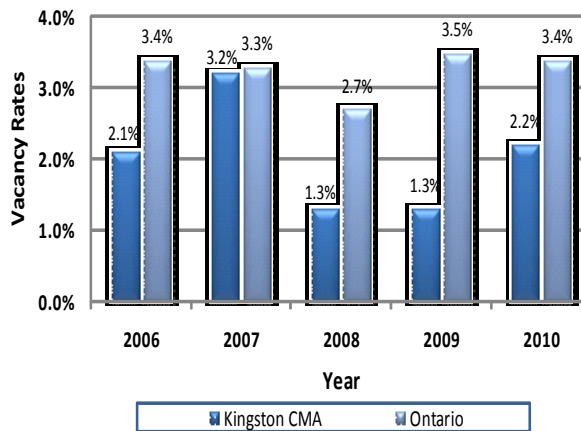


Source: CMHC Rental Market Report, Ontario Highlights, Spring 2010

**Average Market Rent in Kingston CMA by Unit Type, 2010**

### Vacancy Rates

- Vacancy rates in Kingston remain well below a balanced market (3%) and are significantly lower than Provincial rates

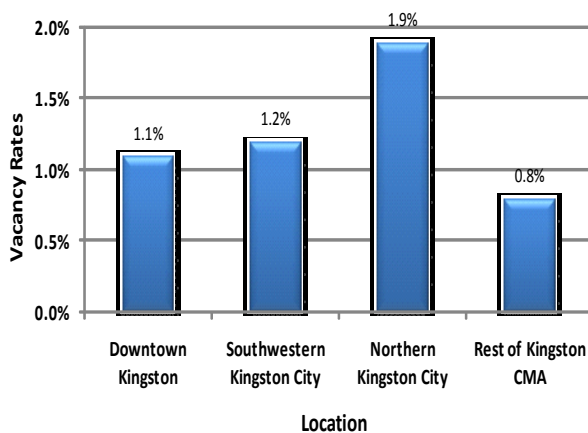


Source: CMHC Market Rental Report: Ontario Highlights, 2007-2010

**Trends in Private Apartment Vacancy Rates, 2006 to 2010**

### Vacancy Rates by Area

- The highest vacancy rates are in Northern Kingston City
- Lowest vacancy rates lowest in “Rest of Kingston CMA”

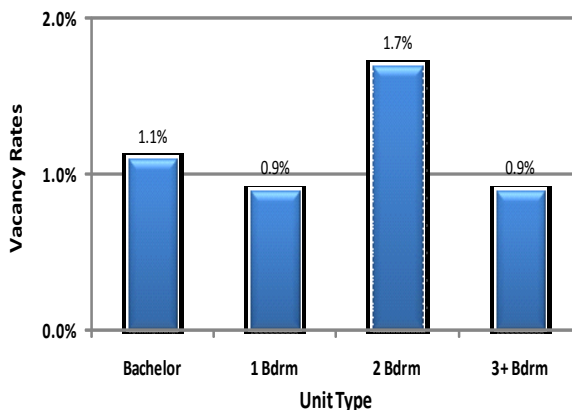


Source: CMHC Rental Market Report: Kingston CMA - Fall 2009

**Private Apartment Vacancy Rates by CMHC zone - Kingston CMA, 2009**

### Vacancy Rates by Unit Size

- The highest vacancy rate is for two bedroom units
- Lowest vacancy rates are for one and three bedrooms

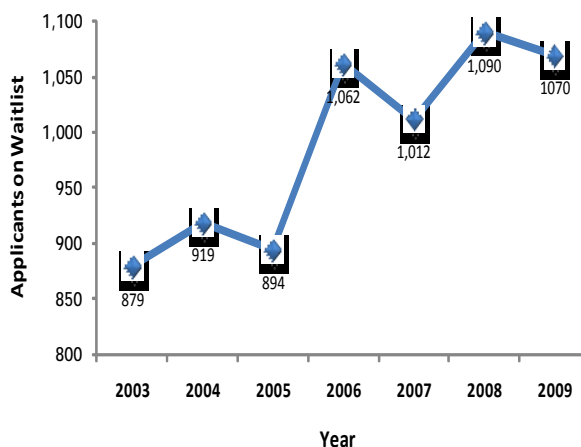


Source: CMHC Rental Market Report: Kingston CMA, Fall 2009

**Private Apartment Vacancy Rates by Unit Size - Kingston CMA, 2009**

## Social Housing Applicants

- The number of applicants on the Wait List for Social Housing increased by 18.8% between 2005 & 2006
- The Wait List has increased since 2007, with a slight drop (of 20 applicants) between 2008 & 2009



Source: City of Kingston Community and Family Services Department

**Trends In Number of Applicants on Wait List  
City of Kingston – 2003 to 2009**

## Social Housing Wait List

- As of July 31, 2010, there were 1,133 applicants for social housing in Kingston and Frontenac
- 1,071 were family or non-senior applicants, and 62 were senior applicants

Mandate	Bachelor	1 Bdrm	2 Bdrm	3 Bdrm	4 + Bdrm	Total
Family/Non-Senior	1	682	231	98	59	1,071
With Dependents	0	24	184	94	59	361
Without Dependents	1	658	47	4	0	710
Seniors	0	52	10	0	0	62
Total	1	734	241	98	59	1,133

Source: City of Kingston Community and Family Services Department

**Households on the Centralized Wait List for  
Social Housing, City of Kingston - July 2010**

## Social Housing Wait List by Age

- The greatest number of individuals is in the under 25 category
- 'Near seniors' (aged 55-64) represent more than 20% of individuals over the age of 25

Age	Number of Individuals	Share of total
0 to 25	659	39.9%
26 to 35	238	14.4%
36 to 45	206	12.5%
46 to 55	249	15.1%
56 to 64	218	13.2%
> 65	82	5.0%
<b>Total</b>	<b>1,652</b>	<b>100%</b>

Source: City of Kingston Community and Family Services, 2009

### Age of Individuals in Households on Wait List, December 2009

## Special Needs Housing

- As of May 2010, there were 61 emergency beds in Kingston
- No shelters are located in the County

Emergency Shelters					
Housing Provider	Mandate	Supply	Avg Length of Stay	Location	Services Provided
Salvation Army-Harbour Light Centre	Men	8 beds	10-14 days	Kingston	Staff assist shelter residents to move into programs
Ryandale Shelter for the Homeless	Family/Mixed	11 beds	14 days	Kingston	Often serves clients with mobility issues
Dawn House Women's Shelter Inc	Women	10 beds	45 + days	Kingston	Crisis line available. Playground area and equipment on site. Counselling, referrals and advocacy offered
In From the Cold Emergency Shelter	Family/Mixed	24 beds	long term chronic usage	Kingston	Can sign in advance for the night
Kingston Youth Shelter	Youth 16-24	8 beds	12-13 days	Kingston	Personal care products are offered. Life skills are taught. There is a midnight curfew.

Source: City of Kingston Community and Family Services Department, Websites of Service Agencies

### Overview of Emergency Shelter Supply, 2010

## Special Needs Housing

- As of July 2010, there were a total of 877 Long Term Care beds

LTC Home	Municipality	No. Of Beds
Extendicare Kingston	Kingston	150
Fairmount Home for the Aged	Glenburnie	123
Providence Manor	Kingston	243
Rideaucrest Home	Kingston	170
Trillium Centre	Kingston	186
<b>Total</b>		<b>877</b>

Source: MOHLTC, Reports on Long Term Care Homes, July 2010

### Supply of Long Term Care Homes Kingston and Frontenac, 2010

## Core Housing Need

- In 2006, 5% of owner households in Kingston CMA were in core housing need
- There is a significantly larger portion of renter households in core housing need
- Renter households in core need decreased slightly between 1996 and 2006

	1996		2001		2006	
	#	%	#	%	#	%
<b>Total Households</b>	51,920	100%	55,200	100%	59,295	100%
<b>Total Owner Households</b>	32,505	62.6%	36,065	65.3%	40,750	68.7%
<b>Total Owner Households in Core Housing Need</b>	1,855	5.7%	2,175	6.0%	2,035	5.0%
<b>Total Renter Households</b>	19,420	37.4%	19,135	34.7%	18,545	31.3%
<b>Total Renter Households in Core Housing Need</b>	6,180	31.8%	6,115	32.0%	5,510	29.7%

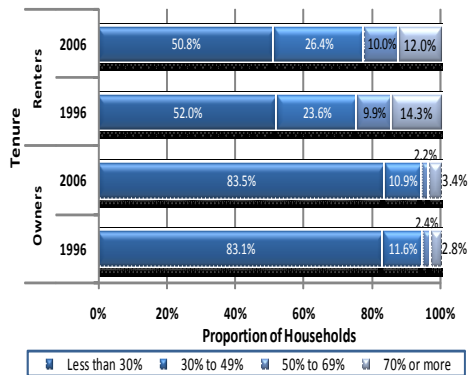
### Trends in Households Living Below Affordability, Suitability and Adequacy Standards Kingston CMA, 1996-2006

## Trends in Percentage of Household Income Spent on Shelter, 1996 & 2006

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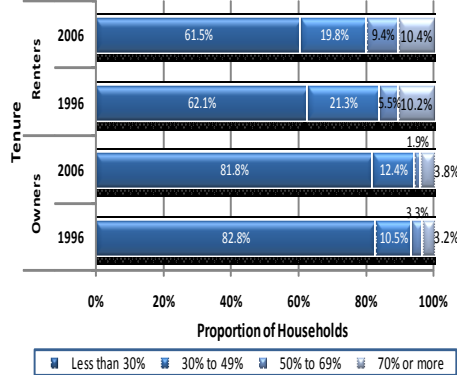
- In 2006, 48.4% of renter households in Kingston spent 30% or more on housing costs, compared to 16.5% of owners

- In Frontenac, 39.6% of renter households spend 30% or more on housing, compared to 18% of owner households



Source: Statistics Canada, Custom Tabulations, 1996-2006

Kingston

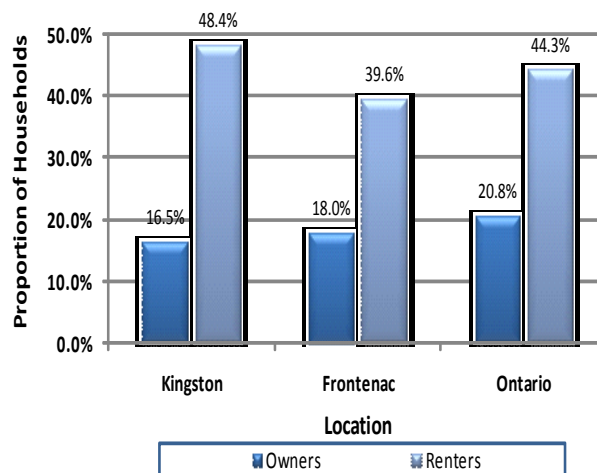


Source: Statistics Canada, Custom Tabulations, 1996-2006

Frontenac

## Affordability by Tenure

- In Kingston, the proportion of renter households spending more than 30% of income on housing is 4.1% higher than the province



Source: Statistics Canada, Custom Tabulations, 2006

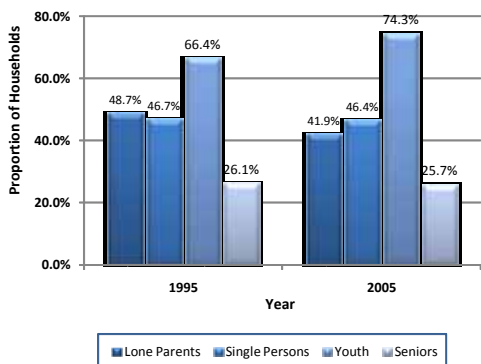
**Proportion of Owners and Renters Spending 30% or more of Household Income on Shelter  
Kingston, Frontenac and Ontario, 2006**

## Affordability Issues Among Sub-Groups

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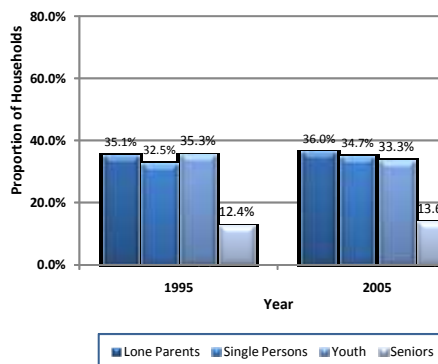
- The number of youth led households in Kingston with affordability issues has increased by nearly 8% between 1996 & 2006

- In Frontenac, lone parents, single persons & seniors have experienced a slight increase in affordability issues between 1996 & 2006



Source: Statistics Canada Custom Tabulations, 1996 & 2006

Kingston



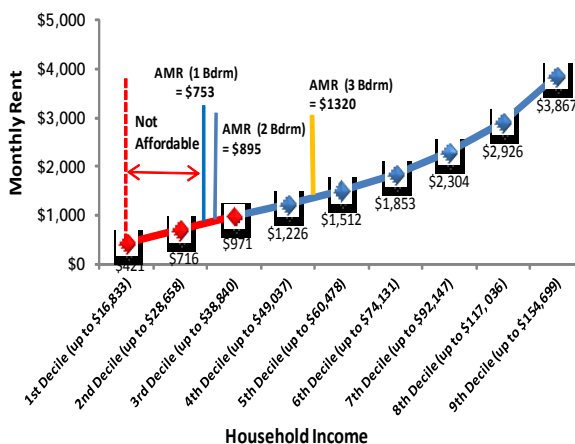
Source: Statistics Canada Custom Tabulations, 1996 & 2006

Frontenac

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## Renter Affordability

- Lowest income households (i.e. those earning \$30,120 or less in 2010) cannot afford average market rents in Kingston

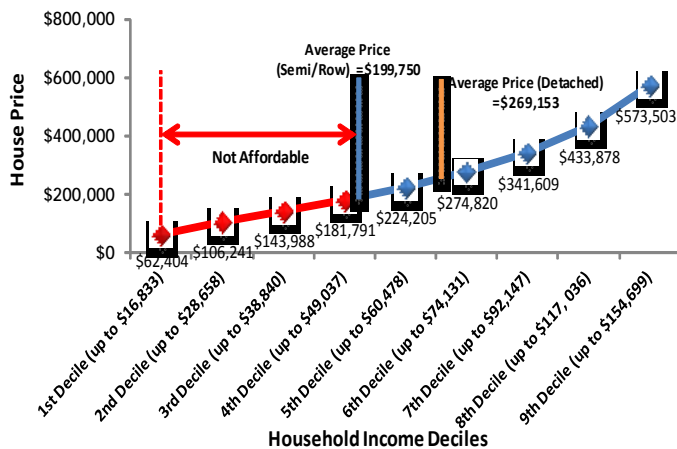


Source: Statistics Canada, Custom Tabulations, 2006; CMHC Housing Market Outlook: Kingston CMA, Spring 2010

### Comparison of Average Rents to Affordable Rents by Household Income Decile City of Kingston, 2010

## Owner Affordability

- Households earning less than \$49,037 in 2010 cannot afford home ownership in Kingston



Source: Statistics Canada, Custom Tabulations, 2006; CMHC Housing Market Outlook: Kingston CMA, Spring 2010

**Comparison of Average Housing Costs to Affordable Housing Costs by Income Decile Kingston CMA, 2010**

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