

**Evaluation of the Kingston Model for Affordable Housing  
As Presented at the Affordable Housing Forum  
Oct. 7, 2004  
Feedback from Attendees**

**1) Prioritize the various components in the continuum of Housing Needs with regard to where the City should invest its resources?**

- Should have provided space for short term and long term input as these priorities should change as stable affordable housing is developed
- If we did a good job on housing we wouldn't need emergency shelters or could at they very least decrease them
- Substitute "Market Housing" for Affordable Ownership.

<b>Component</b>	<b>0-10%</b>	<b>11-20%</b>	<b>21-30%</b>	<b>31-40%</b>	<b>41-50%</b>	<b>51-60%</b>	<b>61-70%</b>	<b>71-80%</b>	<b>81-90%</b>	<b>91-100%</b>
Emergency Shelters	8	3	1							
Supportive Transitional/Housing	1	8	3							
Social Housing Portfolio, Rent Supplement Units		4	6		1					
Affordable Rental Housing	1	3	5	1		2				
Market Housing	7	2	1							

**2) What role do you think the City of Kingston should play in helping to meet the needs in the continuum of housing needs?**

- Advocate for an increase in shelter allowances at the provincial level.
- Consistent investment in transitional housing. The "market" will deal with market housing development.
- Social Supports need to be a City Priority including a short term program to keep people housed when arrears risk their tenancy until change happens
- Have Ontario Works and Housing work directly with the needy – No duplication of service
- Support every way possible to create additional affordable housing in all areas
- Contribute land
- Ease regulations
- Use influence with Provincial and Fed. gov't to access programs or funds
- Put increased pressure on the Province to increase shelter allowance
- Commitment to mixed housing with supplements and not social (ghettoized) housing units
- More funding for affordable housing and more funding for those who require housing, medical or other needs
- Make land available
- Reduce development costs ie. remove permit fees, remove servicing costs, remove building barriers
- Provide financial support
- Provide regulatory relief ie. waiver of fees, redevelopment expertise and assistance to groups
- Provide info to interested groups on what grants, loans, etc. financial assistance available
- Use municipal expertise to assist in development
- Mandate and funding be directed through Kingston Housing Corp. to build affordable housing by hiring contractors and oversee construction.
- Cutting costs by using standard plans with some variations making bulk purchase of materials
- Support : staff and political
- Facilitative (workshops like this)
- As the Mayor said this a.m. it ends up in the City's lap, so we need to get as much as we can from feds and province. But political will needs to come from us – the citizens

### 3) General Comments or Suggestions on strategies for meeting needs identified in the continuum of housing needs

- Inclusion of NFP's and persons "at risk" in meetings/accessible locations use existing evaluations for outreach.
- Provide ample time for "understandable" presentations by all sides to encourage mutual understanding of all perspectives so debate and discussion is well informed all around and therefore more productive.
- Review the tenant qualifications throughout their stay. They all need an education.
- Strategies are good provided they are put into real action
- Lead by example – get a project started on the ground
- The definition of "affordable housing" changes with varying situations.
- All people need enough income to be able to afford safe housing to meet their needs
- Let's put rent supplement units into the larger rental market and not build more social housing where people are ghettoized
- Integrated approach
- Define affordable housing – look mainly at medium income
- Income is an issue for many. People on OW \$325/m. People working for minimum wage earn \$15000/year. These are our vulnerable population. Average rent is \$650 for one bedroom
- Landlords can't afford to build
- Maybe housing is not the problem, maybe income is
- Some thoughts on higher income so people can afford safe housing
- Today's Forum showed and stressed examples of municipalities partnering with groups to create more housing units by providing land and reducing development costs. The City of Kingston must be receptive to these activities to achieve an increase in affordable housing units.
- After today's Forum, the term "market housing" is an inaccurate term used to describe the Habitat for Humanity Ownership Model. This term is wrong but the Habitat Ownership Model is a positive action model to be include on the Continuum
- The use of "market" housing in the continuum under today's presentation leaves the impression that Habitat for Humanity are providing housing at market rates. We are not. Habitat housing reduces the market price through donations of time and labour. However, we are very pleased to be on the continuum and would like the city to consider home ownership models when developing new affordable housing projects.
- While many need rental opportunities this does not increase the financial health of your citizens. For families that can pay \$700-800/month homeownership can be a lasting financial boost to being self-supportive. Habitat would be pleased to discuss homeownership models with the City and related groups. Today has been a welcomed Forum and well done. We hope that the momentum will continue. Habitat is very much about partnering within the community and would be pleased to assist the City and other groups in projects addressing affordability.
- What about calling upon the faith groups in town? ie. holding a meeting with us as a beginning. Would that be helpful?