



THE KINGSTON MODEL FOR AFFORDABLE HOUSING DEVELOPMENT

Community Workshop Agenda:

- 1. Introduction – Greg Grange, Manager, Housing Division**
- 2. Overview of Affordable Housing Approved Strategies –
Mila Kolokolnikova**
- 3. Overview of Tasks Expected of SHS Inc. Consultant –
Greg Grange**
- 4. Presentation on Community Needs, Confirmation of Findings and
Strategies – Edward Starr, SHS Inc.**
- 5. Focus groups discussion**
- 6. Feedback and Next Steps**



1. INTRODUCTION



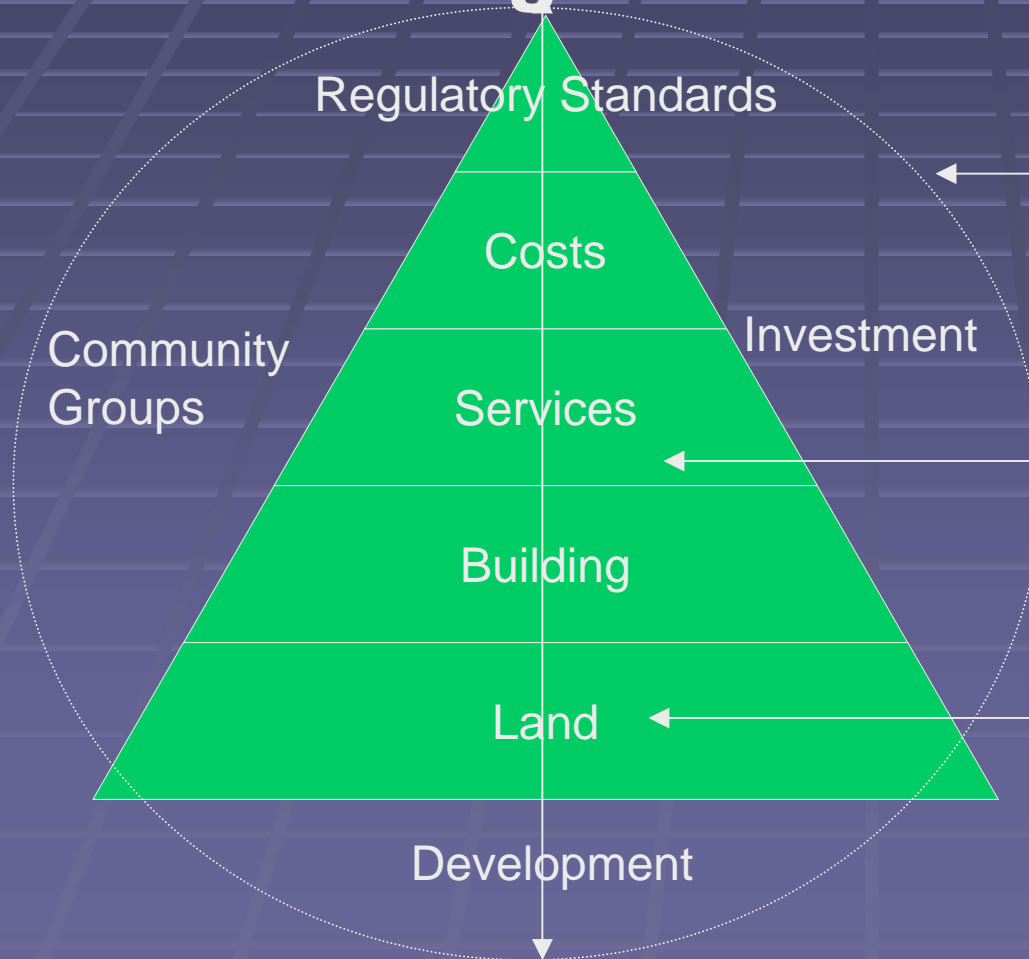
2.

OVERVIEW OF AFFORDABLE HOUSING APPROVED STRATEGIES

Approved Affordable Housing Strategies



1. Kingston Model



2. Building Partnerships

3. Portable Subsidies

4. Land Banking

1. The Kingston Model for Affordable Housing Development



Goal:

To empower the Kingston community with legislative and financial tools to encourage affordable housing development and increase affordable housing supply

The Kingston Model for Affordable Housing Development



- Assess affordable housing needs in the community
- Conduct inventory of land and properties to set up policies for affordable housing development (link to Land Banking)
- Recommend changes to land use development policy
- Develop financial tools to encourage affordable housing provision
- Define site characteristics for affordable housing development or renovation

The Kingston Model for Affordable Housing Development



The model will define:

- continuum of housing needs
- include comparative analysis of municipal practices, a set of regulatory, financial, and land use planning recommendations
- identify possible community partnerships
- provide advise on a potential pilot affordable housing project location and housing project specifics.

2. Building Community Capacity



Goals:

- Develop strategic partnerships with diverse stakeholders groups
- Bring together governmental agencies, non-profit groups, building sector, private developer, investors and financial institutions, and other stakeholders to share expertise and generate constructive ideas at the Affordable Housing Forum

Building Community Capacity



- Help community groups to access governmental, public and private agencies to pursue additional funding
- Promote community awareness and community education on affordable housing issues

Affordable Housing Forum



BUILDING COMMUNITY PARTNERSHIP FOR AFFORDABLE HOUSING: THE KINGSTON MODEL FOR ACTION

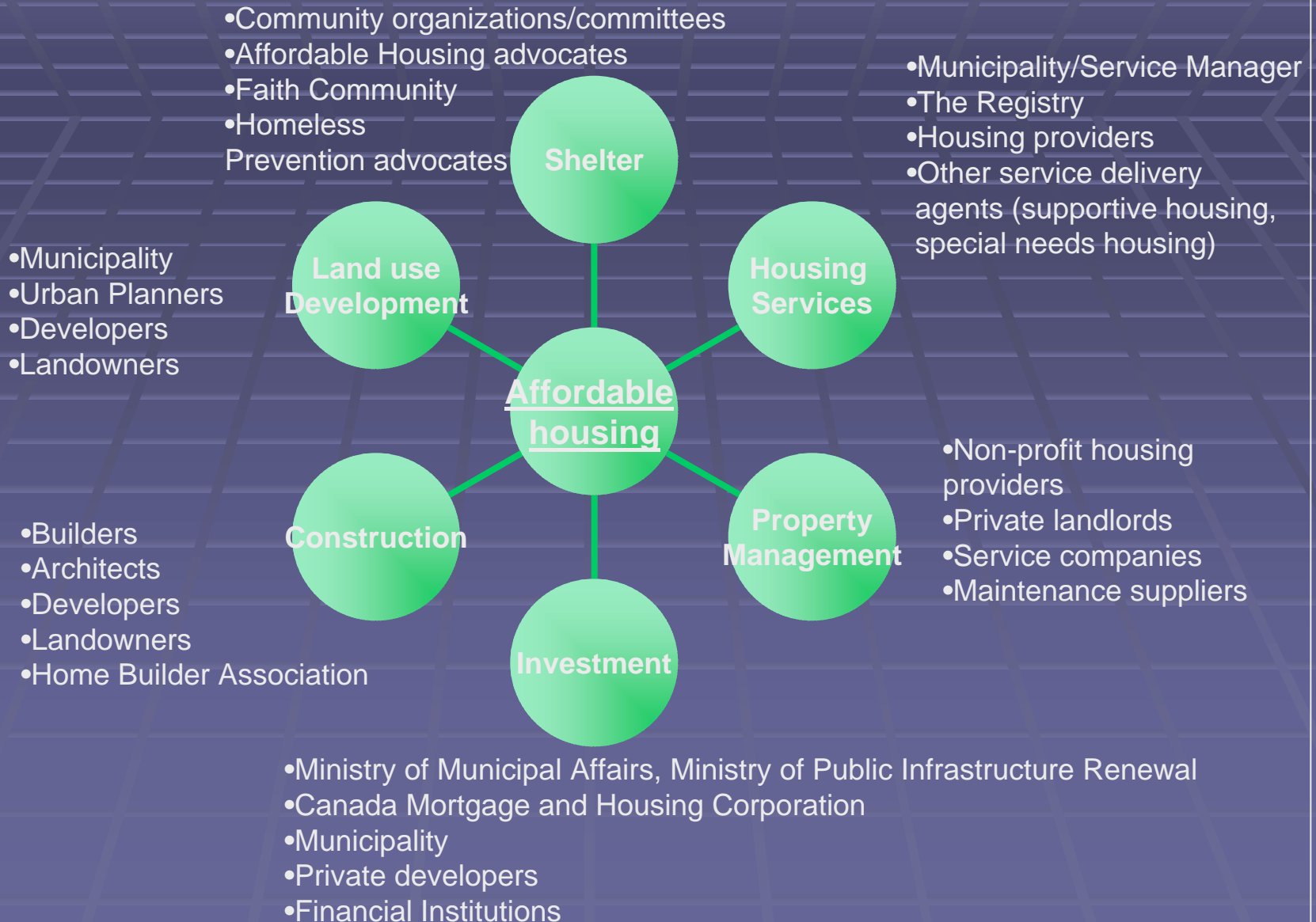
The City of Kingston, the Ministry of Municipal Affairs and Housing (MMAH) and Canada Mortgage and Housing Corporation (CMHC) are hosting an Affordable Housing Forum at the Howard Johnson Hotel in Kingston on October 7, 2004.

Affordable Housing Forum



- To promote opportunities for the development of affordable housing in Kingston,
- To provide a venue for members of the Kingston community interested in developing affordable housing to explore opportunities for partnerships, capacity building and
- To learn about the products and opportunities being offered at the three levels of government.
- To provide insights, innovations and networking opportunities to members of the Kingston and neighbouring communities interested in developing affordable housing.

Affordable Housing Roundtable



3.Land Banking



Goal:

To formalize land banking policy to reserve land for affordable housing

Land Banking



Anticipated outcomes:

- Land banking policy
- The land bank and its organizational structure
- Procedures to acquire, hold and transfer land targeted for affordable housing development
- Management principles for disposition of underutilized properties available for rehabilitation

Land Banking



- Conduct inventory of land and properties to set up policies for affordable housing development through GIS based information system
- Analyze of existing land banking practices
- Recommend changes to land use development policy through the formation of the land bank
- Determine the governance structure of the municipal land bank (i.e. establish holding company)
- Define procedures to acquire, hold, and transfer land and management of underutilized properties for affordable housing development
- Define site characteristics for affordable housing development or renovation



4. Portable Subsidies Program

Goal:

**To enhance housing services
providing access to direct portable
subsidies to those in need of an
affordable, safe and secure home**



Portable Subsidies Program

Anticipated outcomes:

- **Direct portable subsidies program guidelines for service delivery**
- **Demonstration project to coordinate access to direct portable subsidies and supportive services to at-risk groups**

Portable Subsidies Program



- Establish program for direct portable subsidies to access existing rental housing stock by homeless, at risk and core need households
- Explore municipal program options
- Develop communication protocol among participating service providers
- Integrate direct subsidies program into the system of coordinated access to housing assistance
- Integrate direct subsidies program into a local system of supportive services to at-risk groups (domestic violence, mental health sector, youth at risk, long-term care and support)



Affordable Housing Strategies

Timeframes:

Kingston Model

Aug 2004-Jan 2005

**Building
Partnerships**

Mar2004-Oct 2004

Portable Subsidies

Mar2004-Dec2004

Land Banking

June 2004-May2005



3.

OVERVIEW OF TASKS EXPECTED OF SHS INC. CONSULTANTS



TASKS EXPECTED TO BE COMPLETED:

- The Kingston Model Concept
- Recommendations on regulatory provisions as they relate to affordable housing development
- A financial model to increase affordable housing supply
- Links to Land Banking Policy, Building Community Capacity, and Direct Portable Subsidies

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- Links to on-going municipal studies
- Possible partnerships for affordable housing partnerships
- Proposed location for affordable housing development or renovation to initiate a pilot affordable housing project

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- Proposed affordable housing project characteristics, including but not limited to the project capacity by the number of units, building type (townhouse, low- or high-rise apartment building), target tenant households (seniors, families, households with special needs), rental schedule (rents for the project must be at or below the CMHC average rents for Kingston), and unit size (bachelor, one-bedroom, two bedroom).



4.

PRESENTATION ON COMMUNITY NEEDS, CONFIRMATION OF FINDINGS AND STRATEGIES