

AFFORDABLE HOUSING WORKSHOP

September 14, 2006

Questions and Comments from Participants

CLC Presentation

- CLC should assume a role in assisting with the ongoing operation of affordable housing facilities on Rockcliffe – CLC response – not its mandate – CLC is willing to be a broker for AHA to secure funding etc., but will not assume an ongoing operational role

City of Ottawa presentation – Russell Mawby

- Good news/bad news – City has successfully delivered affordable units since 2002 – but main supply of funding (HRDSC) is coming to an end
- Ongoing need for permanent affordable housing in Ottawa – both rental and ownership
- Development charges – and city ability to waive – major province wide issues surrounding these – Bill 124 – will be revised over next couple of years
- Current OP targets – 25% of new housing affordable to 40th income percentile (\$55,000/year salary = \$200,000 unit), and 30th income percentile for rent (\$30,000 per year income and approx. \$786/month rent) – these targets a their max. \$ levels do not support the lower income residents in core need

CCOC – Debbie Barton

- The Ottawa Social Housing Network represents 80 non-profit organizations and approx. 24,000 tenants
- NB for Rockcliffe is to focus on integrated neighbourhood planning
- Need to [provide a continuum of housing so people can stay in a neighbourhood as their needs and ability to pay changes
- Need to plan for the people who will live their and make the community

CAHDCO – Dennis Carr

- Will continue to be limited government support – groups must find and bring some equity
- There is strong local capacity - lot of local successes to learn from

OCHBA – John Herbert

- OCHBA will provide advice and be supportive of affordable housing – but will not subsidize it – that is a public role
- Do not need more government involvement in the housing industry
- Look at the amount of public tax involved in a home construction – almost 30% is taxes and fees
- City OP which froze urban boundary has escalated land prices which have risen 65% since 2003
- Other events (Katrina, Alberta) are driving up material prices

- Brownfield program of the City is attractive to development – affordable housing providers should look at it

Benny Farm – L’Oeuf

- Importance of ground connected units – a disconnect occurs once you get above 4 or 5 stories
- Have to have owners appropriate the site – shows the importance of facilitation, need to build up relationships
- Highlight key organizations at the beginning of project – get them involved
- Seniors and women are good source of advice for social side of development and planning issues
- Important to do adequate risk management analysis of future infrastructure costs and performance
- SD – technical solutions are there – lot of progress is being blocked by social issues
- Infrastructure evolution -= put the underling structures in place now – phase in advances over the next decade – e.g. green roof – make sure roof is constructed to support a green roof application which will happen at some point in the future
- Current threats to improved SD – building costs, government changing program (e.g. recapturing energy savings \$), contracting regulations – go with low tender – get bad job.