

**CANADA – ONTARIO
AFFORDABLE HOUSING
PROGRAM**

JULY 2006

PROGRAM OUTLINE

- **Not A Rent-Geared-To-Income Program**
- **Intended To Create Units**
- **Program Target Groups**
 - **Working Poor, Seniors, Households On Social Assistance, Aboriginals, Mental Health Consumers**
- **Four Program Components**

1. HOUSING ALLOWANCE

- **\$864,000; 80 Units; 5 Years**
- **Fixed Shallow Subsidy; Fixed Term**
- **Applicants From Registry List**
- **No Impact On Wait List Status**
- **Household Income Limit**
- **Rents At Or Below CMHC Average Rent**
- **Applicant Must Move To New Unit**

2. NORTHERN

- **\$4.2 Million; 210 Units; 20 Years**
- **Available Only North Of French River**
- **Create New Units**
- **CMHC RRAP Like Program Option**
- **Nursing Homes, Retirement Homes, Shelters, Crisis Care Facilities Not Eligible**

2. NORTHERN (Cont'd.)

- **Rents At Or Below CMHC Average Rent**
- **Forgivable 20 Year Mortgage**
- **\$20,000/Unit**
- **Tenant Income Limits**

3. HOME OWNERSHIP

- **\$324,000; 45 Units; 20 Years**
- **Optional Provincial Delivery**
- **Applicant Must Be Currently Renting**
- **Down Payment Assistance**
- **Applicant Income Limit (\$49,700)**

3. HOME OWNERSHIP (Cont'd.)

- **Maximum Purchase Price (\$165,000)**
- **Must Be Principal Residence For 20 Years**
- **If House Sold Or Rented, Full Mortgage Repayable Plus 5% of Gain**
- **Revolving Fund**

4. RENTAL AND SUPPORTIVE

- **Offered South Of French River**
- **Similar To Northern**
- **Create New Units**
- **No Allocation At This Time**
- **Forgivable Loans (\$70,000/Unit)**
- **Rents At Or Below 80% Of CMHC Rent**

HOUSING DEVELOPMENT PLAN (HDP)

- **Ministry of Municipal Affairs & Housing (MMAH) Requirement**
- **Separate Plan For Each Component**
- **Confirms Acceptance Of Program Requirements**

HOUSING DEVELOPMENT PLAN (HDP)

- **Overview Of Delivery Strategy**
- **Overview Of Delivery Framework And Policies**
 - **Eligibility**
 - **Project Selection Criteria**
 - **Municipal Contribution**
- **Identifies High Level Work Plan/Timing**

MUNICIPAL RESPONSIBILITIES

- **Program Design, Inquiries, Responses**
- **Advertising/Marketing**
- **Applicant Interviews, Negotiations**
- **Application Review/Evaluation**
- **Legal Agreements, Title Searches**
- **Mortgage Loans, Administration**
- **Program Training, Compliance/Enforcement**
- **Regular Reporting To Province**

PROGRAM COSTS VS BENEFITS

- **Municipal Program Delivery And Ongoing Admin Costs i.e. Staffing, Office Expenses, Legal, Advertising Etc.**

In Exchange For

- **Program Capital Dollars And Affordable Housing Units**

PROGRAM COSTS VS BENEFITS

- **Provincial Admin Funding Available**
 - **Not Intended To Cover Full Municipal Program Costs**
 - **Program Driven**
 - **Unit Sensitive**
 - **Time Limited/Front Loaded**

OPTIONS

■ OPTION ONE

**Deliver Housing Allowance &
Northern Components Only**

■ OPTION TWO

Deliver All Components

■ OPTION THREE

Decline Program

NEXT STEPS

- **Council Selects Program Option**
 - **Option One - Northern HDP Only**
 - **Option Two – Northern HDP and Home Ownership HDP**
 - **Option Three – No Submission**
- **HDP Matching Option Is Submitted To MMAH For Approval**

QUESTIONS?

The background of the slide is a dark blue gradient. Overlaid on this are several thick, parallel diagonal stripes in a lighter shade of blue, running from the top-left towards the bottom-right. The stripes are spaced evenly and create a sense of movement and depth.