

# OTTAWA'S AFFORDABLE HOUSING ACTIVITY: FAILURES AND POSSIBILITIES

**33% of Ottawa households rent!**

**Only 6% of new housing starts were for rental units between 2000 and 2010**

*The Alliance to End Homelessness in Ottawa asks: why the shocking imbalance?*

*Private housing developers effectively ignore 1/3 of the community. We can't all be owners! All the while, non-profit developers struggle to create affordable housing with inadequate funding.*

**Now throw into the mix that 60,390 Ottawa households – 18.2% – live on incomes \$30,000 and under annually and the vast majority of these will be renters.** At the same time in Ottawa in 2010, there were 7,156 individuals – approximately 5,836 households – who had to stay in a homeless shelter for an average of 62 days! The Alliance to End Homelessness in Ottawa has a target of 1,000 new built affordable units and/or rent supplements each year for the next ten years, including rent-g geared-to-income housing, supportive housing, and units renting at the lower end of the private housing market. *More at [www.endhomelessnessottawa.ca](http://www.endhomelessnessottawa.ca).*

**Imagine . . .** What might have happened if the Ontario government had increased its affordable housing spending to the average for Canada's provinces or if it had amended the provincial Planning Act to give municipalities the authority to require inclusionary housing in new residential developments with prices that lower income households can afford?

Since 2005: Affordable Housing in Ottawa and Ontario			
Location and 2010 population	Affordable Housing Units Created*	Social Housing Units Repaired	Housing Allowances and Rent Supplements
<b>Ottawa</b> Pop. 917,550 (7%)	1,240 (5.9%)	27,698	409
<b>Ontario</b> Pop. 13,210,700	20,972	295,885	10,461

**Lost modest opportunity for more affordable units**  
Province could spend at least the Canada's provincial average of \$115 per capita\*\*

<b>Add 44% to Ontario's portion</b>	<b>273 units Ottawa</b>
	<b>4,614 units Ontario</b>

\* Province of Ontario: <http://www.mah.gov.on.ca/Page9180.aspx>. Similar numbers as of July 29, 2011 at <http://www.mah.gov.on.ca/Page126.aspx>.

\*\* **An estimate** based on new affordable housing since 2005, d Ontario's 2009 affordable housing per capita spending of \$64 and the Canadian provincial average of \$115 per capita. **This was before the 2010 one-time 2 year stimulus funding.**

## 2000-2010, Total of 70,078 Ottawa Housing Starts, Ownership and Rental

<b>Ownership Total</b>	<b>Rental Total</b>
<b>66,024 (94.2%)</b>	<b>4,054 (5.8%)</b>

\* In 2010 alone, there were 6,446 Ottawa Housing Starts: 6,084 (94%) were ownership and 362 (6%) were rental. In the Province of Ontario, the total housing starts over 2000-2010 were 804,908. Source: CMHC

**Lost opportunity from 2000 to 2010!**  
**An Inclusionary Housing Policy in Ottawa can make a big difference!\***

Imagine an Inclusionary Housing Requirement	Potential Affordable Rental Units*
At 5%	3,094
At 10%	7,008
At 15%	10,512
At 20%	13,205

\* Prepared by the Alliance to End Homelessness based on a percentage of CMHC's reported housing starts.

The provincial government's go-forward plans for affordable housing needs to:  
**START WITH TWO REALITIES: NUMBER OF RENTERS AND ALL HOUSEHOLD INCOMES**

**1. Statistics Canada: Ottawa and Ontario Household Counts 2006\***

**Ottawa** 332,065 – total households: **110,585 renter households (33.3%)** 221,485 owner households

**Ontario** 4,501,245 households: 1,301,395 renter households (28.9%) 3,199,850 owner households

Source: Statistics Canada <http://www12.statcan.ca/census-recensement/2006/dp-pd/hlt/97-554/T807-eng.cfm?SR=1>

**2. Household Incomes, City of Ottawa, 2006 Census**

Number of Households	Under \$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,999	\$100,000 and over
321,090	13,690	23,220	23,480	25,925	25,820	24,730	24,160	23,550	19,820	18,140	98,485

Note: Ottawa's Average Household Income is \$85,136 and Median Household Income is \$69,743

Source: City of Ottawa website, 2006 Census of Canada, Statistics Canada (incomes are reported before taxes for 2005)

**The Alliance to End Homelessness thinks the next provincial government needs to add some "teeth" to Ontario's new Long Term Affordable Housing Strategy.**

**We are sending a questionnaire to Ottawa's provincial election candidates that asks –**

1. Will you put significant funding for affordable housing in each provincial budget – enough to create 10,000 new units annually – to meet the needs of Ontarians?
2. Will you fund the maintenance and repair of existing social housing stock?
3. Will you ensure that Ministries work together to develop long-term sustainable funding programs that include both housing and support dollars?
4. Will you invest in an Ontario Housing Benefit to provide a monthly payment to low income tenants to help bridge the gap between rent and 30% of income?
5. Will you amend Ontario's Planning Act to give municipalities the authority to require the inclusion of housing at prices lower income households can afford in the development and redevelopment of land?

The Alliance to End Homelessness in Ottawa is a member of The Housing Network of Ontario which calls for funding of a housing program that creates a minimum of 10,000 universally accessible affordable non-profit and co-op developed housing units annually. At least 50% of these units should be funded to provide "rent geared to income" assistance, and an annualized fund to repair and maintain existing and new affordable housing units should also be created.

**For more information:**

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