Investment in Affordable Housing (IAH) - Overview

- $480.6 million federal/provincial funding for Ontario
- Re-branding of the Canada-Ontario Affordable Housing Program and RRAP
- 4 year program that will end March 31, 2015
IAH Funding Allocation

Hamilton’s allocation:

April 1, 2012 – March 31, 2013: $6,924,937
April 1, 2013 – March 31, 2014: $6,937,333
April 1, 2014 – March 31, 2015: $3,012,711

Total: $16,874,982
City’s Role - IAH Program Administration

• Program planning, design, delivery, monitoring, reporting and evaluation
• Up to 5% of allocation for program administration
• Execute an administration agreement with the province
• Submit a Council approved Program Delivery & Fiscal Plan to the Province by Feb. 28, 2012
IAH Program Components

- **Capital funding up to $150,000/unit** for new rental housing at or below 80% of Average Market Rent
- **Homeownership** down payment assistance up to 10% of purchase price (limits on purchase price and income)
- **Housing allowances** to offset rental costs for tenants
- Up to **$25,000/unit to renovate** existing housing (Ontario Renovates – replaces the federal RRAP)
Historical Funding Breakdown - Last 5 Years

- New Rental $43.3M
- Housing Allowances/Rent Supplement $12.6M
- RRAP $8.3M
- Homeowner $1.8M
- Total $66M compared to IAH $16.8M over 4 years
Developing the PDFP – Elements to Consider

• Focus on most in need
• Cost per unit/household
• Best fit local housing context in terms of higher vacancy rates, relatively affordable rents, and older housing stock in need of repair
Developing the PDFP – Elements to Consider

• Try to maintain recent funding levels for the program streams (except for new construction)

• Does not address other needs like social housing repair, homelessness funding etc.

• Housing & Homelessness Action Plan will provide future direction
Consultation to Date

- Housing & Homelessness Action Plan Planning Group
- Tenant Advisory Committee
- Affordable Housing Flagship
- Community Consultation Committee on Social Housing
- Emergency & Community Services Committee
Option 1: New Rental Construction

- IAH funding available: $16,031,233
- 5 year Housing Allowance: $5,400,000 for 450 households
- New Rental Construction: $5,400,000 for 36 households
- Ontario Renovates: $4,500,000 for 265 households
- Homeownership: $731,233 for 40 Households
Option 2: No New Rental Construction

- **IAH funding available:** $16,031,233
- **10 year Housing Allowance:**
  - $10,800,000 for 450 households
- **Ontario Renovates:**
  - $4,500,000 for 265 households
- **Homeownership:**
  - $731,233 for 40 households
QUESTIONS?