

STABLE AND AFFORDABLE

The Housing Network of Ontario (HNO): Ottawa Branch HOUSING THEMES: DISCUSSIONS WITH OTTAWA MPPs in JANUARY 2010

Housing Stimulates the Economy and Promotes Economic Prosperity

- ❖ Every 1,000 units of affordable housing built creates between 2,000 and 2,500 person years of employment. (Toronto Affordable Housing Action Plan, August 2009)
- ❖ Affordable Housing costs less on average (\$23.00 per day) than use of emergency shelters (\$69), jails (\$142) or hospitals when people are homeless. (Toronto Affordable Housing Action Plan, August 2009)
- ❖ Sound housing sector policy can have a very significant economic impact. Housing investment typically accounts for 2-8% of GNP (Gross national product) and housing services for an additional 5-10% of GNP. (World Bank Report, 1993)
- ❖ Social Housing providers pay over 30 Million in property taxes – over half the value of subsidies received from municipal government. (Ottawa Social Housing Network)

Reform Housing Legislation to Build Healthy and Sustainable Communities

- ❖ Social exclusion is a key factor in creating chronic poverty. The Ontario Non-Profit Housing Association recommends adopting strong policies that promote inclusionary zoning to promote social inclusion.(ONPHA, 2008)
- ❖ There are over 137,000 households on social housing waiting lists in Ontario and 20% of all renters, about 260,000 households are paying 50% or more of their income on rent. (Co-operative Housing Federation of Canada, February 2010)
- ❖ "Since the repeal of Rent Controls, rents in Ottawa continue to rise, in some instances as much as double the rate of inflation." (Ottawa Social Housing Network)
- ❖ Municipalities outside Ontario have created thousands of affordable homes, over 11,000 in one city in the United States, at almost no cost to the taxpayer, simply by setting aside 10 to 20 per cent of every new development for affordable housing. (Inclusionary Housing Canada; Wellesley Institute, Dec. 2009)
- ❖ Amending the Planning Act to allow municipalities to introduce inclusionary zoning and amending the Residential Tenancies Act to keep rents affordable will alleviate rental pressures and create housing for citizens who are on social housing waiting lists.

Support the Economy: Invest in Social Capital to Stimulate Economic Growth

- ❖ US studies on economic stimulus demonstrate that the cost effectiveness of stimulus directed at the poor (multiplier of 1.73) and infrastructure stimulus (multiplier of 1.59) is much greater than across the board tax cuts (multiplier of 1.03) (Ontario Federation of Food Banks, March 2009)
- ❖ Investments in Social Housing saves governments money compared to private programs, and are more effective at providing affordable housing. (CMHC Study, 1997)
- ❖ The oldest social housing in Ottawa is generating revenue which can be used to provide more affordable housing at no cost to government. (Ottawa Social Housing Network)
- ❖ Make affordable housing a targeted sector for Ontario's Infrastructure investments and take advantage of the multiplier effects for the economy.

Support Capacity to Develop Affordable Housing to Drive Economic Growth

- ❖ The Province should coordinate all housing programs and services by creating an independent Ministry of Housing. This will enable the Province to break down housing development and support service silos and make strategic housing investments a key driver of economic growth.
- ❖ The Non-Profit and Voluntary sectors are leading the development of new affordable housing in Ontario. The Province should fund housing pre-construction soft costs (architects, planners) to enable this sector to leverage funds from multiple sources to stimulate housing development and grow the economy.

Housing Network of Ontario On-line Hub www.stableandaffordable.com

