

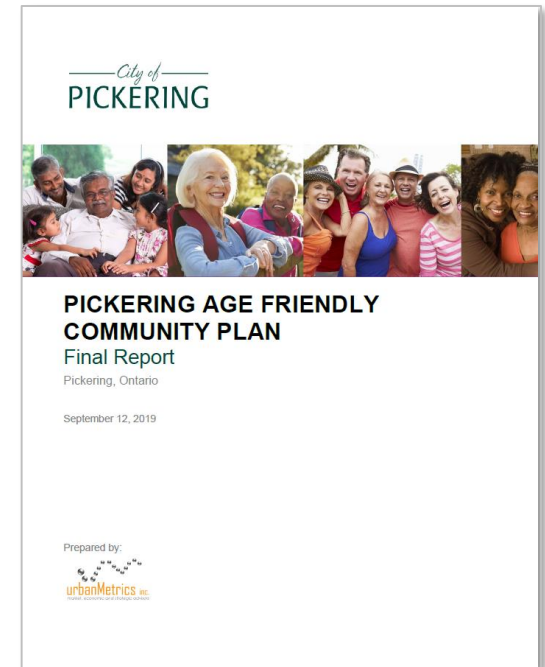


Housing Strategy Study Electronic Public Open House January 21, 2021

— City of —
PICKERING

Background

- June 29, 2020:
Council Resolution #352/20
- September 23, 2019:
Council Resolution #140/19
- City's Age Friendly Community Plan:
Action Item 1.1



Purpose

- Establish the City's role and priorities over the next 10 years (2021 – 2031)
- Assist Council with decision making
- Provide a framework for staff in implementing its responsibilities
- Assist in guiding residential growth within the City
- Aid in the education of general public awareness
- Provide a mechanism to monitor progress

Objectives

1. Identify housing priorities, policy and regulation alternatives, and allocation of City resources
2. Develop a database of the City's demographic profile
3. Develop a protocol for regular updates to the database



Objectives

4. Identify expected population and employment growth
5. Analyze the data and trends to identify housing needs and gaps
6. Identify and examine the policy and legislative context

Objectives

7. Identify and examine the roles and responsibilities between the City and other government agencies and housing industry
8. Recommend an Action Plan
9. Recommend a Monitoring Plan



Work Program

We are here



Phase 1

- Launch
- Research and Gap Analysis
- Public Open House
- Stakeholder Meetings
- Report to Planning & Development Committee

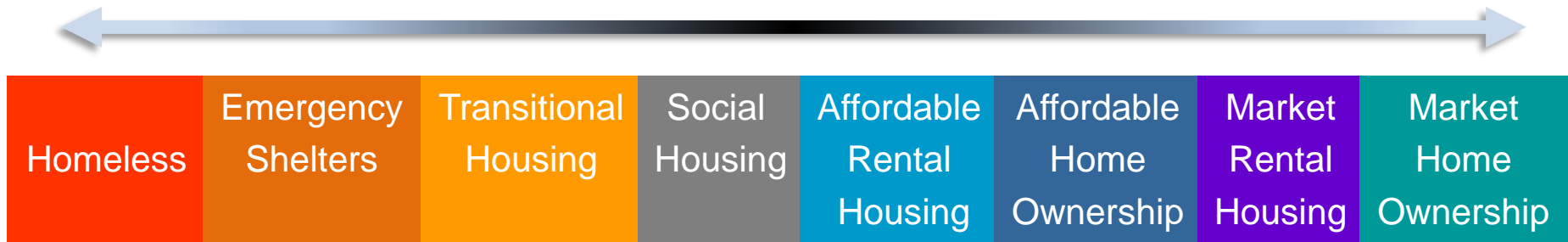
Phase 2

- Draft Strategy And Action Plan
- Public Open House
- Stakeholder Circulation
- Report to Planning & Development Committee

Recommendation

- Recommended Strategy and Action Plan
- Report to Planning & Development Committee

Housing Continuum



Affordable Housing



Affordable housing means annual housing costs (rent or mortgage payments) that **do not exceed 30 percent** of gross household income.

Federal, Provincial, Regional Government Roles in Housing

Federal

- National Housing Strategy

Provincial

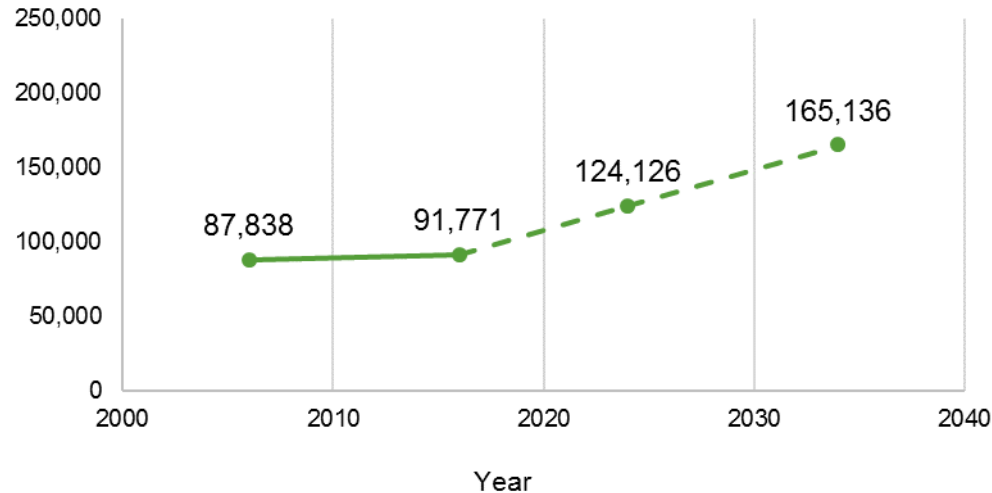
- The Planning Act
- Housing Services Act

Region of Durham

- Service System Manager
- At Home in Durham
- Regional Official Plan

Food for Thought

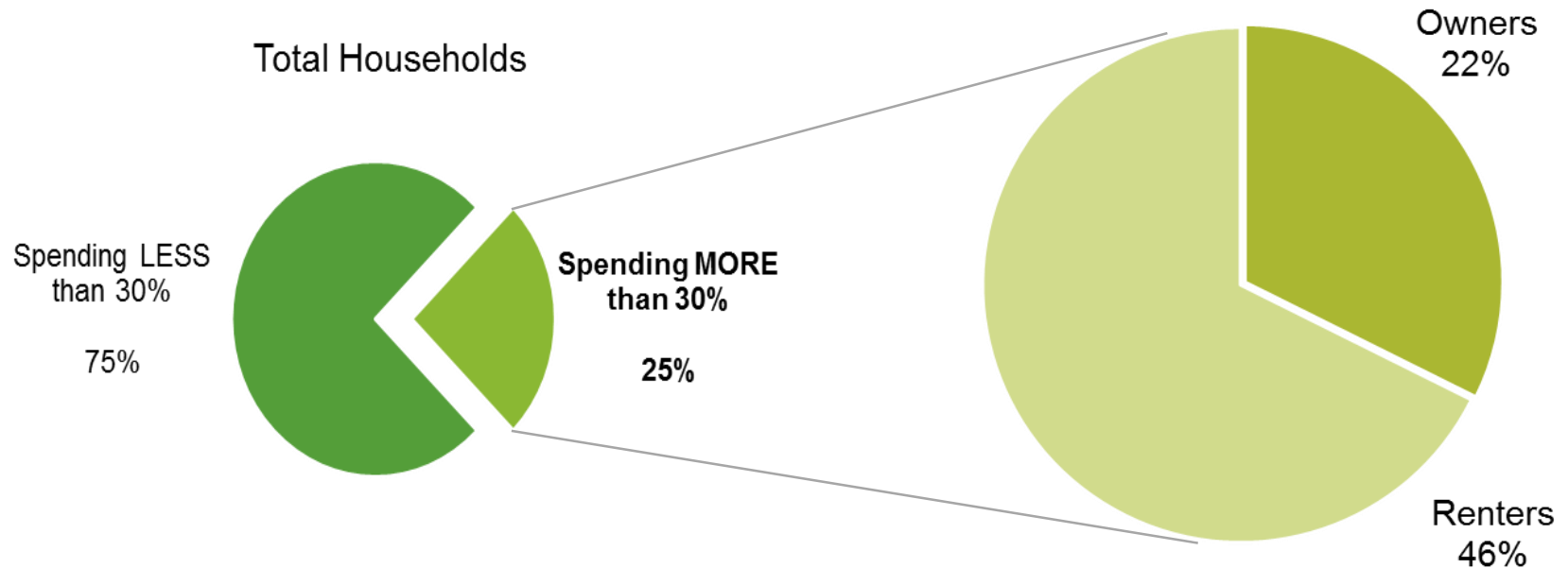
- ❑ Population is anticipated to grow to 165,136 by 2034



- ❑ Older adults represent the fastest growing and increasing proportion of the population over the next decade in Pickering

Food for Thought

❑ In 2015, 25% of all households were facing housing affordability issues



Food for Thought

- ❑ In 2019, the average price of a home in Pickering:

New Single Detached



\$961,753

All Types – Resale



\$699,087

- ❑ In 2018, a home in the City of Pickering would be considered affordable if it sold at or below \$450,902.
- ❑ In 2016, 5% of all households experienced **severe** housing affordability due to spending more than 70% of household income on housing costs.

Food for Thought

Median Monthly Rent: \$1,376

Average Monthly Rent: \$1,359

Average Monthly Rent in the Secondary Rental Market: \$1,859

Worker	Hourly Wage	Affordable Monthly Rent
Cashier	\$14.00	\$728.00
Construction Worker	\$20.31	\$1,056.00
Registered Nurse	\$25.07	\$1,304.50

Next Steps

January 31 - Comments due by midnight

March 1st - Staff report to the Planning & Development Committee

All registered interested parties will be informed of the meeting and the report will be made available in advance of the meeting for review.



Housing Strategy Study Website
pickering.ca/housingstrategy

Email: housingstrategy@pickering.ca.

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Discussion Questions?



Discussion Questions?

1. Have you or anyone you know had difficulty finding affordable housing?

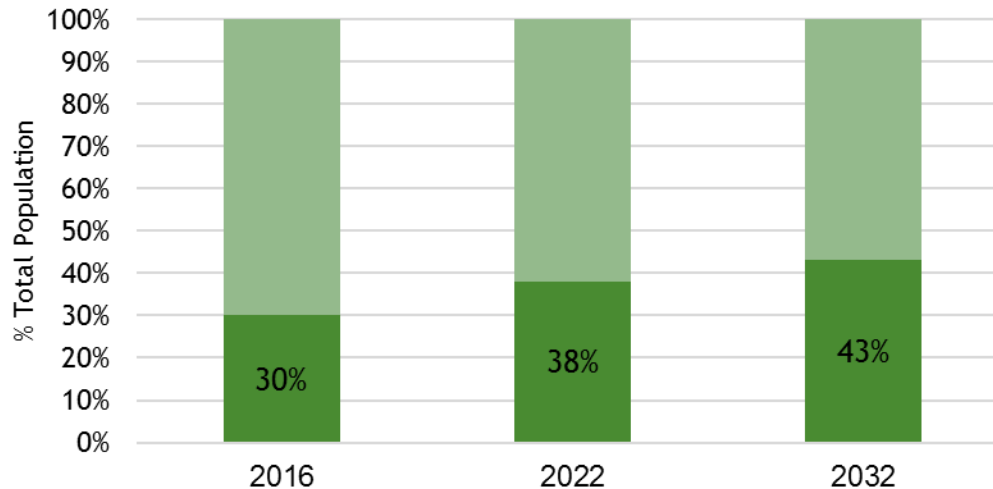
Discussion Questions?

2. There are a number of possible barriers to finding affordable housing in Pickering. Tell us what has made it difficult to find suitable housing to meet your needs?
 - Type, size of dwelling
 - Availability of desired tenure
 - Location is too distant from work, or school, or amenities
 - Access to support services (full time home care, counselling)
 - Condition of rental housing
 - Accessibility (design of dwelling: wider doorways, at-grade access, open and accessible floor plans, etc.)
 - Price
 - Other

Discussion Questions?

3. In consideration of housing needs and affordability, how should the City address this forecasted increase in the older adult population (aged 55+) in Pickering?

Existing & Forecasted Proportion of Older Adults



Discussion Questions?

4. The majority of dwellings in Pickering are owned (87.4%) compared to those that are rented (12.6%) . How important is it for the City to address this imbalance between ownership and rental housing?

Discussion Questions?

5. When you think about housing options in Pickering, what do you see is lacking?

Discussion Questions?

6. Affordable housing means annual housing costs (rent or mortgage payments) that do not exceed 30 percent of gross household income.

How important is it for the City to address affordable housing?

Discussion Questions?

7. What are your thoughts about the City providing financial incentives for affordable housing?