



MEMORANDUM

January 31, 2005

TO: Mayor and Council

CC: Judy Rogers, City Manager
 Syd Baxter, City Clerk
 Jacquie Forbes-Roberts, General Manager of Community Services
 Larry Beasley, Director, Current Planning
 Bruce Maitland, Director, Real Estate Service

FROM: Cameron Gray, Director of the Housing Centre

SUBJECT: Percentage of Family Affordable (Low-Income) Housing in the SEFC ODP

4.3.1 (j) on pg. 16 of the SEFC ODP requires that 50% of the affordable (low-income) housing to be developed in sub-areas 1A, 2A and 3A (the City's lands north of First Ave.) be designed for families. This is a change from the Policy Statement where 2/3 (66.7%) of the affordable housing must be designed for families. This change is a consequence of the revised policy requiring that 33% instead of 20% of the units on the City's lands be developed as affordable housing. As the table below illustrates, if 35% of all the units and 2/3 of the affordable housing units are to be designed for families, then only 19% of the remaining (modest market and market) units would be designed for families. Of the family units, 64% would be affordable and 36% would be modest market or market. This is an imbalance in the income mix as it relates to the family component in SEFC, and consequently requiring 50% instead of 2/3 family affordable housing in sub-areas 1A, 2A and 3A is now being proposed.

Assuming 2,322 units in total will be developed on the City's lands in SEFC, 387 family affordable units will be created under the 33% Affordable Housing requirement, if 50% of the affordable housing units must be designed for families, compared to 309 under the former 20% policy which required that 2/3 of the affordable housing had to be designed for families.

AFU/AU	AU/TU	#AU	#AFU	AFU/TFU	#MU	#MFU	MFU/TFU	MFU/MU	TFU
66.7%	20.0%	464	309	38%	1857	503	62%	27%	812
66.7%	33.3%	774	516	64%	1548	296	36%	19%	812
50.0%	33.3%	774	387	48%	1548	425	52%	27%	812

AFHU = Affordable Family Units; MHU = Modest Market + Market Units; TFU = Total Family Units, etc. I can be reached at 7207 if you have any questions.

Cameron Gray
 Director of the Housing Centre