

TABLE DE QUARTIER SUD DE L'OUEST DE L'ÎLE

KIRKLAND NEEDS ASSESSMENT: AFFORDABLE HOUSING

Creating a Sustainable and Accessible Community



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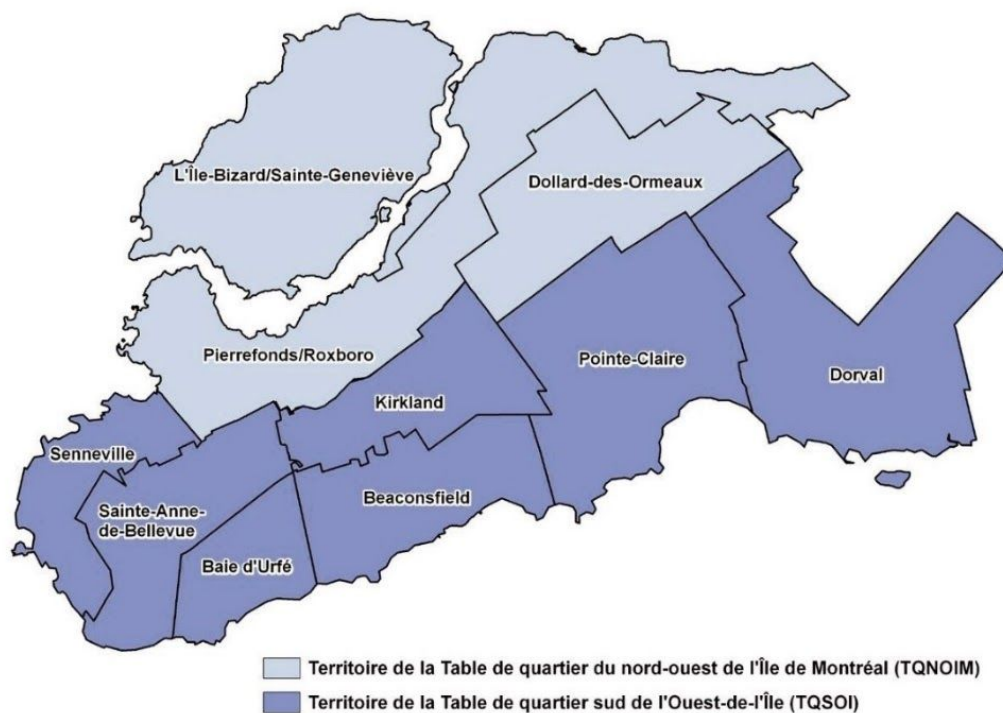
1. The TQSOI

Who We Are

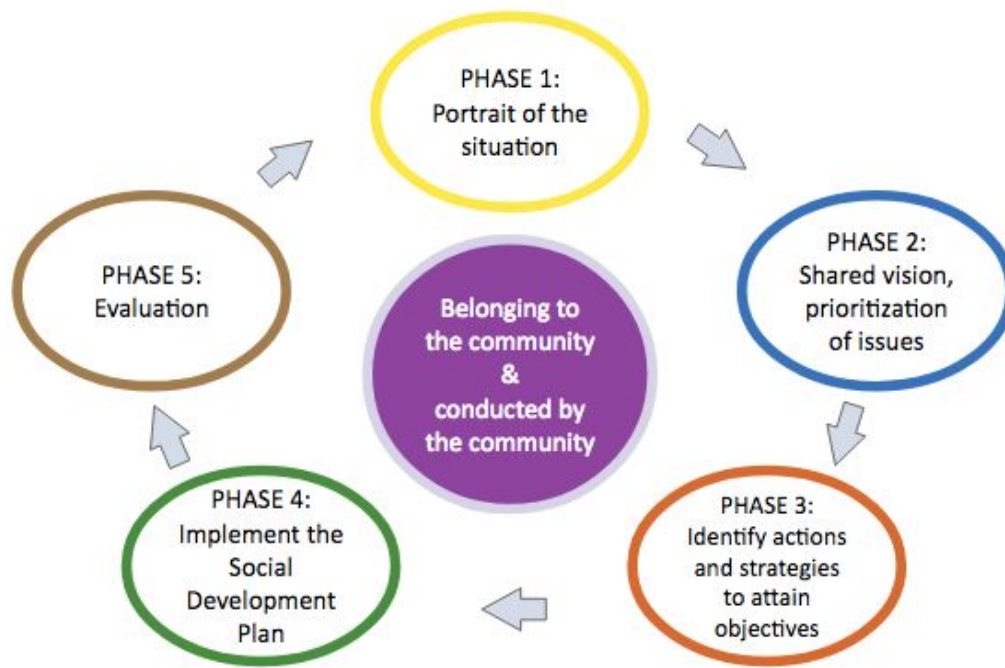
The Table de Quartier Sud de l'Ouest-de-l'Île (TQSOI) is a non-profit organization. As a community council we unite all citizens and individuals involved in local community organizations, institutions, businesses and political life, to improve the quality of life and to advance social development in the South of the West Island.

What We Do

We foster **cooperation for effective social development** by facilitating connections between active citizens, community organizations, public institutions and elected officials. We give a voice to the community, we identify community needs and concerns and we establish collective priorities and actions.



Our Social Development Approach: Primary Stages



Currently in PHASE 3 of our affordable housing initiative, the TQSOL's Social Development Approach is exploring options to collaborate with the cities in our territory and their respective citizens, community organizations, public institutions and elected officials. The goal is to work with stakeholders to facilitate and develop affordable housing strategies, policies or plans.

2. KIRKLAND'S DEMOGRAPHIC PROFILE

Snapshot of the City

The city of Kirkland is home to **20,151 residents**¹ and has a **density of 2,092 persons per km²**, which is higher than the average south-West Island average density of **1,092 persons per km²** [1][3].

City of Kirkland on the Island of Montreal



Income: a median after-tax household income of \$85,842, which is among the highest in the West Island [2].

Education: 49% of residents aged 25 - 64 have a bachelor's degree or higher [2];

Immigration: **27%** (5,795) of the total population are immigrants (29.5% in the TQSOI territory) with 475 people having arrived between 2006 and 2011 [2];

Population retention: 27% of residents have not moved in the past 5 years (compared to 68% in the West Island) [2][12].

Population Profile

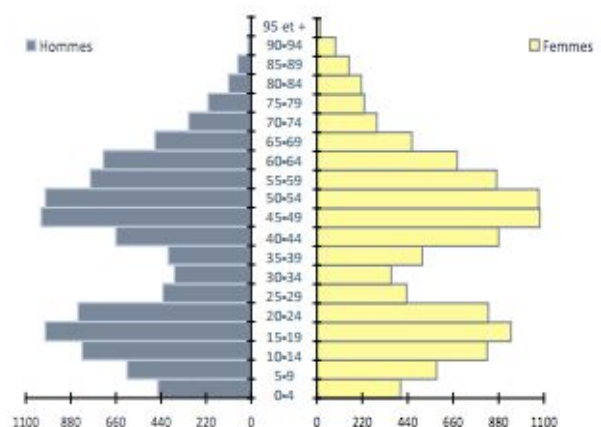
The population grew between 2006 & 2011, but has **fallen by 5.2%** in the last 5 years [1][8].

Only 7.5% of residents are between 25 and 34 years old, whereas seniors make up over 16.4% of residents (similar to the Montreal average).

This is a **4% increase from 2011** [1][4].

Kirkland has a **high proportion of youth** compared to other West Island municipalities, with 31% of the population under 25 years old, but this proportion has decreased by 3% since 2011. **72% of families have children** at home, which is a higher proportion than in other south-West Island municipalities [5].

Pyramide des âges,
ville de Kirkland, 2011

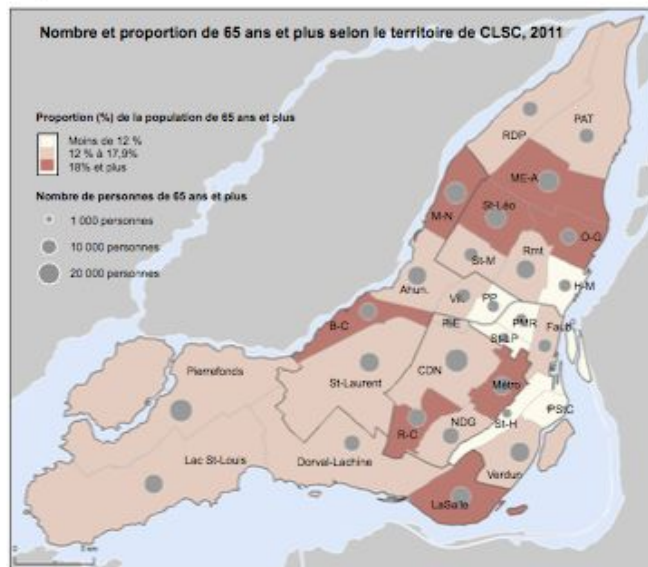


Source : Statistique Canada, recensement de la population 2011.

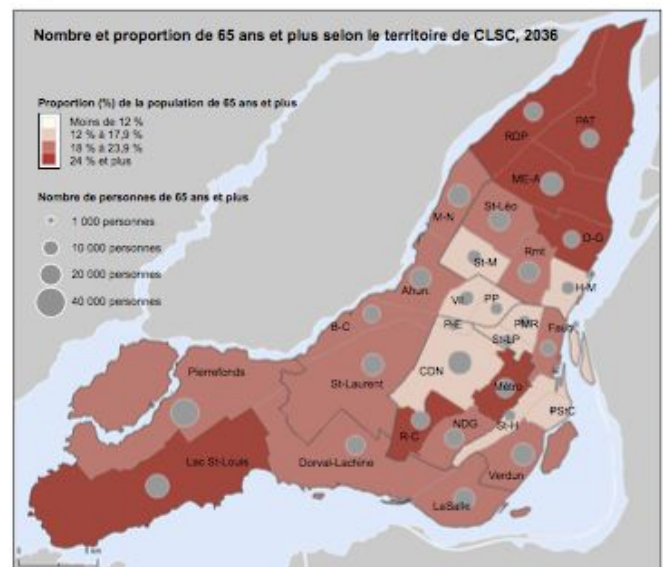
¹ Recent statistics are included where available and are marked with a [1].

Ageing of the Population on the Island of Montreal

Répartition des aînés sur l'île en 2011



Répartition des aînés sur l'île en 2036



Source: Perspectives démographiques 2011-2036, ISQ, édition 2014

The portion of seniors in the CLSC Lac St-Louis region is projected to rise from 16% in 2011 to **29% in 2036** [14].

Vulnerable Populations

Despite the fact that Kirkland is a relatively well-off community, there are still individuals who are particularly vulnerable to housing instability.

Low-income residents, single-parent families, new immigrants and seniors are identified as examples of vulnerable groups, although this list is in no way exhaustive. Other individuals, such as young families and young professionals may also find it difficult to live in the area because of the limited opportunities to buy housing.

Seniors

6.3% of seniors fall into the low-income bracket and 18% of seniors live alone [2]. As seniors become older, they will be less likely to be able to stay in their own homes. They will need care and affordable housing. On the Island of Montreal, 2 out of 3 seniors live with a disability [14].

Low-income residents

5.6% of (1,175) residents live on low-income (after-tax) and 6.8% or 810 residents are unemployed [2].

Single-parents

580 or 13% of families with children are single-parent [2].

Immigrants

28% (5,795) of the population are immigrants. **475 new arrivals** between 2006 and 2011 [2].

3. HOUSING PROFILE

Kirkland has 6,830 private households, **94% of which are owned** and **6% which are rented**. Following a general trend in the West Island, the city has seen a **3% drop in rental households** between 1996 and 2011.

87% of buildings are **single-family homes**, while 10% are row houses, duplexes or multi family dwellings under 5 storeys and 3% are dwellings in buildings with 5 storeys or higher (2016) [1]. 7% of households are part of a condo development (2011) [2].

185 households reported **insufficient size** and 315 households reported they needed **major repairs** [2][6].

According to the city's Sustainable Development Plan, Kirkland is facing the threat of a **declining number of young families** over the next few years because of the high cost of properties [13].



4. WHAT IS AFFORDABLE HOUSING?

Housing is considered affordable if the tenant or owner spends **less than 30% of their income** on housing costs.

Private Sector

Municipalities can offer low-income residents access to dwellings by providing the diversity necessary to meet all needs and **enabling each citizen to find suitable housing** at a price that is appropriate to his or her income.

Social Housing

In the public sector, **government subsidies or NGOs provide aid for those who cannot afford to meet their housing needs**. For example, in many programs households pay only 25% of their income. Social housing can be divided into four categories: “Habitations à loyer modique” (HLM) managed by the OMHM, not-for-profit housing (such as the Société d’habitation et de développement de Montréal), co-ops or public housing.

DID YOU KNOW?

Over 1 in 10 Kirkland households spend more than 30% of their income on housing costs.

That is 1105 households.

5. WHY IS AFFORDABLE HOUSING IMPORTANT?

- It enables residents to afford to **stay in their community**. For example, a resident could be a young adult leaving home for the first time or a senior on a fixed income who needs to move to receive care from a senior's residence.
- Affordable housing attracts qualified workers and slows down the exodus of professionals and young families who **contribute to the local economy**.
- The demographic and social mix created from a wider variety of housing prices leads to a **more diverse and vibrant community**.
- Affordable housing enables individuals to afford to **live closer to where they work**.
- Affordable housing eases the costs of food, recreation & education, **reducing the potential for long-term costs** to individuals and to society.

6. TODAY'S AFFORDABLE HOUSING

Today, affordable housing projects are attractive, lower-density, mixed income communities & buildings. Residents cannot tell the difference between the market-rate units and the affordable or subsidized ones.

Yesterday's vs. today's affordable housing



Left: The Chicago Projects, built 1940-50s
Right: Villa Beaurepaire, Beaconsfield, built 2013

It is not uncommon for individuals to imagine that affordable housing looks something like the image on the left. However, **today's affordable housing does not resemble the high-density, social housing apartment blocks of the past**, which grouped low-income families together in areas without accessible services, unconsciously encouraging isolation, the withdrawal from public spaces and streets, and a lack of civic engagement.

Since the 1950s and 60s, developers and community workers have learned about how to integrate affordable housing into communities and create mutual benefits for both new residents and their neighbours. Today, affordable housing looks more like the image on the right; smaller scale, architecturally integrated buildings which house residents of mixed income *within* communities instead of outside of them.

Canadian Examples of Affordable Housing



Centretown Ottawa Citizen's Corporation (left)

The non-profit housing corporation provides over 1,500 affordable units. Tenants are involved in building and housing community management [7].

Photo: COCC

Calgary Affordable Housing Project (right)

The city-owned 16 unit affordable housing building is geared towards tenants of mixed income. Residents can pay from \$350 to 90% of the market value [6].

Photo: City of Calgary



7. EFFECTS ON SURROUNDING PROPERTY VALUES

- As a **stable and well-off municipality**, adding affordable housing units or buildings would be very unlikely to negatively impact Kirkland's property values;
- **Revitalization of vacant lots or abandoned properties** with affordable housing units generates positive impact on surrounding property values;
- When affordable housing is **mixed with mainstream developments**, it results in positive price impacts for nearby homes.

8. BEST PRACTICES FOR MUNICIPALITIES

Tools

- **Land reserves:** city-owned lands are reserved for new affordable housing developments, to be sold at a low or no cost;
- **Diversity of dwelling types:** prioritizing small-scale housing options such as secondary suites or infill townhouses;
- **Renovation Quebec program (Accès Logis):** partial funding is provided by AccèsLogis for the construction of new residential buildings.
- **Urban planning tools:** Programme particulier d'urbanisme, programme d'aménagement d'ensemble, etc.

Policies

- **Inclusionary strategy:** a percentage of new developments over a certain number of units is dedicated to social and affordable housing;
- **Establishing a reserve fund:** requiring a certain % of money made from the sale of city land to be placed into a reserve fund for new affordable housing;
- **Prioritizing rental properties:** creating a policy environment which enables the construction of rental properties to prioritize affordable multi-family dwellings.

Sustainable principles

- **Mix areas** and building with mix uses;
- Affordable intergenerational or **affordable housing**;
- Integrate **infill housing**.



Implementation strategy

- Adopt a municipal **policy for social development** and an action plan. Housing, integrated urban revitalization, citizen participation.
- **Diversify housing types** and methods of occupation according to the needs of the population. Prepare a **policy** for incorporating affordable housing.

Example: Montreal's Inclusionary Housing Strategy

The city of Montreal's strategy encourages new residential developments over 100 units to include 15% social housing and 15% affordable private housing.

Le projet LAVO offers 204 units, 71 of which are co-op units, 40 of which are for low-income single people and young families and 93 of which are condos (72% are priced to be affordable). The project also received funding from Rénovation Québec [12]. Photo: www.racheljulien.com

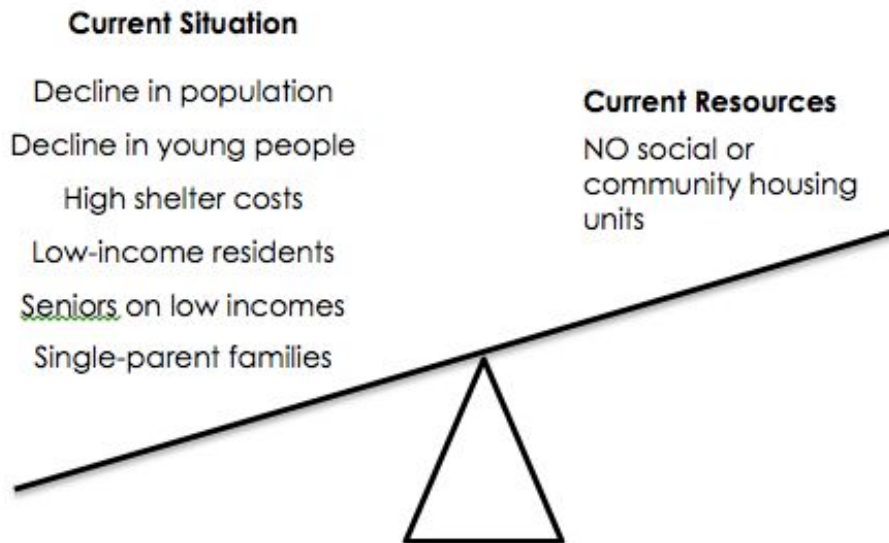


9. AFFORDABLE HOUSING IN KIRKLAND

In the West Island there is no SHDM or HLM housing dedicated to families or single persons under 60 years old [4].

There are no social or community housing options for Kirkland residents.

10. HOUSING NEEDS



11. COLLABORATION

How can the TQSOL collaborate with the city of Kirkland and its citizens to create a more sustainable, diverse and accessible city?

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Chicago Projects photo: www.tomclarkblog.blogspot.ca

Villa Beaurepaire photo: <http://www.villabeaurepaire.com>