

Schedule 4

2020CIP: AFFORDABLE RENTAL DWELLING UNIT (ARDU) THRESHOLD

Section 1

For the purposes of the 2020CIP, an affordable housing rental dwelling unit (ARDU) is calculated and defined as follows:

- i) Chart 1 below identifies core housing need in four (4) income level brackets, and also identifies the minimum rental cost to afford housing and the need (wait list) to acquire housing in each income level bracket.

The 2020CIP targets bracket 4 for core housing need, and the monthly housing cost in bracket 4 is determined as the maximum threshold for an affordable housing rental dwelling unit under Chart 1.

- ii) Chart 2 below identifies average rent charged for a bachelor and a 1, 2 or 3 bedroom unit in a townhouse and apartment building.
- iii) The lower of the monthly dwelling unit rental cost between Chart 1 and Chart 2 is determined to be the maximum affordable rental dwelling rate for the 2020CIP, and is defined as the threshold for an Affordable Rental Dwelling Unit (ARDU) in the 2020CIP.
- iv) The information provided in Chart 1 and 2 is compiled from data provided by the Canada Housing and Mortgage (CMHC) and Niagara Region Housing (NRH) and will be monitored and updated annually to determine the ARDU threshold.

Chart 1

Core Housing Need - Income Level Bracket	Monthly Housing Cost	# of households in core need (Niagara Region) - wait list for housing	# of households in core need (St. Catharines) - wait list for housing
1. \$19,399	\$484	9,242	3,344
2. \$19,400 - \$29,499	\$737	8,121	2,849
3. \$29,500 - \$39,799	\$995	7,083	2,571
4. \$39,800 - \$52,699	\$1317	22	412

* The information set out in Chart 1 is compiled from Canada Housing and Mortgage Corporation (CMHC) and Niagara Region Housing (NRH).

Chart 2

2025 – Private Row (Townhouse) and Apartment Average Rents (\$)								
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
St. Catharines	1,212		1,387		1,628		1,748	

* The information set out in Chart 2 is compiled from Canada Housing and Mortgage Corporation (CMHC).

Section 2

- a) The Project Evaluation System in Part B, Section 1.5 and Schedule 2 evaluates TIF and BTIF projects, in part, based on the % of ARDU's to be created in a building.

Where a minimum of 30% of rental dwelling units in a TIF or BTIF project are ARDU's, the eligible % incentive rebate is increased to 65% for TIF projects, and 95% for BTIF projects (Part B, Section 1.3 c)).

- b) Any phase of a project with a minimum of 5 ARDU's, or 10 % of all dwelling units are ARDU's, whichever is greater, is subject to a Core Rental Housing Agreement with the City, to be registered on title, setting out the monetary ARDU rental rate threshold for affordable units to be maintained over the duration of the rebate period.