

Ottawa Community Housing Corporation

Ottawa Community Housing Corporation (OCHC), an arm's-length organization owned by the City of Ottawa, was formed in 2001 and is the largest affordable and social housing provider in Ottawa.

To date, the City has exempted 648 Ottawa Community Housing Corporation (OCHC) properties, consisting of 14,497 units, from property taxation through Municipal Capital Facilities Agreements. The total estimated value of Municipal and Education taxes exempted in 2023 is \$29.26 million, which equates to an average of \$2,018 in property taxes per unit.

Affordable Housing Projects

Affordable housing projects provide affordable rental units constructed and operated by various non-profit and charitable organizations in Ottawa. The rents of these units are at or below the average market rent.

There are 67 non-profit affordable projects with a total of 1,750 units. Of these, 37 are already exempt through the *Assessment Act*. The remaining 30 projects (1,073 Units) are taxable and paid a total of \$2.66 million in property taxes in 2023 (\$2,487.23 per unit) of which \$2.26 million was Municipal property tax.

Section 26/27 & 95 projects

These are former federal projects that remain prescribed by the [Housing Services Act \(HSA\) 2011, under Programs 3, 4, and 5](#). The City does not provide operating funding to these projects; however, these projects remain eligible to apply for capital repair grants under the Canada-Ontario Community Housing Initiative (COCHI) and the municipally funded City Homelessness Funding (CHF) program. Most of these projects have Rent Supplement Agreements that are administered by the City and house RGI households off the Centralized Wait List. The housing providers are required to report on their annual information returns and financial and unit information for these projects.

There are 32 non-profit Community Housing - S26 and S95 projects with a total of 938 units. Of these, 22 are already exempt through the *Assessment Act*. The remaining ten projects (414 Units) are taxable and paid a total of \$0.76 million in property taxes in 2023 (\$1,858.63 per unit) of which \$0.68 million was Municipal property tax.

Provincial Reformed Projects

Document 3 - Current Tax Status of Existing Affordable Housing

These are prescribed projects under [Program 6 of the HSA](#). These projects are funded according to the [legislated funding formula](#) in the HSA, and require ongoing operating and capital repair funding from the City in order to be financially viable and maintained in a good state of repair. These projects can have an RGI target between 60 per cent - 100 per cent of total units. Most of the non-RGI units are rented at or below 80 per cent AMR. The Housing Branch funds the property taxes for these projects as part of the legislated subsidy entitlement calculation. The majority of operating subsidy paid to Program 6 projects is a municipal cost. Federal funding received by the City offsets a portion of the operating subsidy that is tied to the mortgage cost. However, federal funding does not completely offset the mortgage costs as a portion of the funding is untargeted and can be used to offset other operating costs. These mortgages will expire in the next ten years, and the City will renegotiate with the providers to enter into new agreements to subsidize their operations.

There are 75 non-profit Community Housing – provincial reformed projects with a total of 3,969 units. Of these, 17 are already exempt through the *Assessment Act*. The remaining 58 projects (3,335 Units) are taxable and paid a total of \$4.52 million in property taxes in 2023 (\$1,355.87 per unit) of which \$3.75 million was municipal property tax.

Urban Native

These projects are prescribed under [Programs 7 and 8 of the HSA](#). There are only two Urban Native housing providers prescribed by the HSA in Ottawa: These are Gignul non-profit housing corporation and Inuit non-profit housing corporation. The rents in these projects are deeply affordable with the majority of households paying maximum shelter rent or 30 per cent of gross annual income.

There are 114 non-profit Urban Native projects with a total of 268 units, none of which are exempt. The 114 projects (268 Units) are taxable and paid a total of \$0.6 million in property taxes in 2023 (\$2,239.10 per unit) of which \$0.48 million was Municipal property tax.

Table 1: Summary of Affordable Housing Taxes and Exemptions by Category

Summary	Properties	Units	Taxes Exempted*	Taxes Paid	Education Portion	Municipal Portion
Ottawa Community Housing	648	14,497	\$29,266,744	\$ -	\$ -	\$ -
Affordable Housing Projects	67	1,750	\$2,944,409	\$2,668,798	\$411,561	\$2,257,237
Section 26/27 & 95 projects	32	938	\$1,134,740	\$769,474	\$82,278	\$687,196
Provincial Reformed Projects	75	3,985	\$1,670,462	\$4,521,813	\$771,628	\$3,750,185
Urban Native Projects	114	268	\$ -	\$ 600,078	\$118,676	\$481,401
Total	936	21,434	\$35,016,355	\$8,560,163	\$1,384,144	\$7,176,019

**Exemptions are either through the Assessment Act or the Municipal Capital Facilities Agreements*