

# Supporting Affordable and Attainable Housing: Community Improvement Plan Program and Other Planning Tools

November 29, 2018



- Need for Affordable and Attainable Housing
- Recolour Grey – What We’ve Heard
- Potential Barriers
- What is a Community Improvement Plan (CIP)
- Overview of Proposed CIP Program
- Recolour Grey Policy Changes
- Other Planning Tools
- Next Steps

- Social Housing – housing subsidized by government
- Affordable Housing – typically costs less than 30% of a household’s before-tax income but can also include other types of housing across the continuum
- Attainable Housing – can be affordable housing or market housing but is at a level that is ‘attainable’ for the purchaser and addresses their needs



- Recolour Grey Community Consultations
- Affordable and Attainable Housing Study (University of Guelph Masters Students)
- Mayor's Attainable Housing Forum (Meaford)
- South Georgian Bay Tourism Industry Workforce Housing Research and Business Case

**All pointing to the need for more affordable and attainable housing to be built**

- Need for more affordable/attainable housing (rental and owned)
- Need to support a range and mix of housing options across the housing spectrum
- Housing to support all age groups/accessible housing
- Promote and encourage second units
- Support healthy, complete and connected communities
- Need to provide and support more transportation options so that people can access housing, employment opportunities, medical appointments, food, etc.
- Encourage Second Unit development over Garden Suite development in settlement areas
- Include some wording about tiny home development that references any updates to the Ontario Building Code (OBC).
- Explore opportunities for providing incentives to create more affordable/attainable housing

- Costs of land
- Permit and Application Costs
- Development Charge Costs
- Land Development Costs
- Property Taxes
- Market Forces and Demand
- NIMBYism (Not In My Backyard)
- Policies that don't support affordable housing
  - Not permitting a mix and range of housing types
  - Low density and low height provisions
  - Not permitting second units
  - Housing unit size restrictions

- Community Improvement Plan (offering up surplus land and other incentives)
- Policy and Zoning Changes (Official Plans and Zoning By-law)



## What is a Community Improvement Plan (CIP)?

A Community Improvement Plan is a tool where municipal planners and economic developers can work hand in hand to develop policies and provide incentives targeting specific types of growth and investment.



## Why do we do it?

This CIP Program is meant to enable and boost development momentum across the region.

- ...to have an inventory of Investment-Ready Properties
- ...to enable prioritized development

## Priority Areas

- **Residential:** To increase attainable housing stock, including secondary suites, multi-unit housing, rooming house developments, purpose built rental housing, and apartment dormitory style developments.
- **Agricultural:** To increase agricultural value-add, agri-tourism, and facility improvement projects
- **Vacant/Brownfield:** To promote the development, redevelopment and/or conversion of brownfield, vacant, and grey field properties
- **Downtown:** Downtown revitalization of store fronts, publically-used frontages, and streetscapes; reduction of vacant storefronts and increased residential capacity
- **Residential and Commercial:** Adaptive re-use of commercial, industrial and institutional buildings, support development of new commercial uses.

## Possible Affordable and Attainable Housing Incentives

- Surplus Land (County or Municipal)
- Permit/Application Fee Exemption
- Development Charge Deferral/Exemption
- Vacant Lands Tax Assistance Grant
- Housing Rehabilitation and Conversion Grant

## What is legally required to designate, adopt & implement a CIP?

- Section 28 of the Planning Act provides the framework and authority for preparing CIP's
- Only local municipalities and prescribed upper-tier municipalities can adopt a CIP (Grey County is not prescribed)
- CIP must be consistent with provincial, county and local policy
- Need implementing policies in the local Official Plan
- Need to pass a by-law designating a 'community improvement project area'
- Need to hold a public meeting
- Circulate a copy of the CIP document for MMAH's review
- Local Municipal Council adopts CIP
- Other By-laws may need to be passed/revised depending upon incentives (e.g. tax incentives, development charge exemptions)
- Budget approval

## Grey County

- The County will advance an annual budget for use by the municipality to assist with implementing the CIP program. The proposed cash contribution is \$20,000 per municipality for five years.
- The County will also participate in the County tax portion of tax increment financing and provide relief to planning application fees and development charges deferrals/exemptions as determined by the CIP program.
- Surplus land will also be offered up as determined by the CIP program..

## Member Municipality

- CIPs will be structured and administered by member municipalities based on local priorities. Selection and approval of initiatives are completed at the local level.
- Local municipalities are encouraged to contribute additional funds towards the incentives and surplus land.

## Proponent

- The private sector will apply to their municipality based on eligibility criteria; and
- In most cases co-fund initiatives

## Performance Measurement & Return on Investment

- Annual Report Card

## Marketing/Promotion

- Promoting Priorities and Intakes
- Communicating Success

- Promoting a mix and range of housing types across the housing spectrum
- Affordable Housing Targets
- Density Targets - 30% of total residential development within Primary Settlement Areas will be medium and high density.
- “Size shouldn’t matter” – eliminating minimum housing size restrictions in zoning by-laws
- ‘Housing First’ policy – surplus lands
- Supporting Second Units
- Tiny Home policies
- Community Improvement Plan policies
- Policies to permit age-friendly options and implement the Healthy Communities Checklist.
- Develop a Complete Transportation System (supporting different modes of travel including transit and active transportation)

- Inclusionary Zoning
- Bonusing (Increased height and density if affordable housing provided)
- Reducing Parkland Dedication/Cash In Lieu Requirements
- Reducing/Exempting from Parking Requirements
- Prohibiting demolition and conversion of residential rental properties



## Homeownership

5% down payment for lower and moderate income households

## Ontario Renovates

- Repairs and renovations such as roofs, furnaces and septic
- Accessible renovations; ramps, stair glides, grab bars

## Secondary Suite Program

\*New

Up to \$25,000 for the creation of a secondary suite

## Rent Supplement Program

Up to \$200 rent subsidy paid to the landlord

The above programs are in addition to the social housing units managed by the County

- Finalize Draft of CIP Program and present to Council
- Finalize individual drafts of CIP with each Municipality
- Implement CIP's in partnership with local municipalities
- Implement policy and zoning changes as per the changes in Recolour Grey
- Work with Employers and Developers to create more affordable and attainable housing throughout Grey County.



# Grey County

Colour It Your Way

