

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

November 29, 2018



Presentation Overview



- 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

Housing Types



- 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



Need for Affordable Housing



- 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

Recolour Grey – What We've Heard



- 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

Potential Barriers

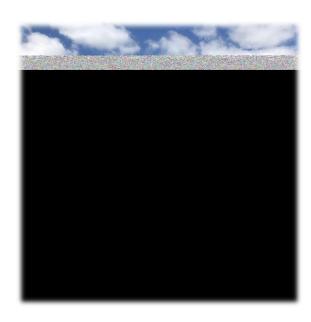


- Costs of land
- Permit and Application Costs
- Development Charge Costs
- Land Development Costs
- Property Taxes
- Market Forces and Demand
- NIMBYism (Not In My Backyard)
- Policies that don't support affordable housing
 - Not permitting a mix and range of housing types
 - Low density and low height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

Eliminating Potential Barriers



- 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

Recolour Grey Policy Changes



- 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)

Other Planning Tools



- 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

Other County Programs



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

Next Steps



- 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.



















