



Attainable Housing Review

Presentation to Council

July, 2023

Attainable Housing Review

Informative tool to assist in considering and addressing emerging issues and opportunities

OBJECTIVES



**Examine the needs
across the entire
housing continuum**



**Identify gaps in the
provision of housing**



**Prepare a municipal
strategy to meet
current and future
needs**



Scope



Vision and Goals

Vision • Every Middlesex County resident has the opportunity to access the type of housing they need in their community.

- Goals**
- 1 To support clarification of County and local Municipal roles in addressing housing and homelessness needs in Middlesex County.
 - 2 To have a range of housing options, including a mix of unit types, tenure, and supports, to meet the needs of current and future County residents.
 - 3 To support economic growth and quality of life through an adequate supply of housing that is affordable and attainable to households with low- and moderate-incomes.

Targets

- 10% of all new housing developed between 2023 and 2027 will be Affordable Rental Housing (In 2022, this was defined as rents of less than \$1,039 per month)
- 15% of all new housing will be Affordable and Attainable Ownership Housing (in 2022, this is defined as ownership housing priced less than \$572,000)
- 10% of new housing units will be purpose-built rental units
- 25% of new housing units will be in the form of multiple units or apartment dwellings

Definitions

Affordable rental housing, the least expensive of:

- a) A unit for which the rent does not exceed 30% of gross annual household income for low- and moderate-income households; or
- b) A unit for which the rent is at or below the average market rent of a unit in the regional market area.
rent <\$1,039

Affordable and attainable ownership housing, the least expensive of:

- a) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low- and moderate-income households; or
price <\$572,000
- b) Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.

Actions

Direction 1 - Clarify Roles in Addressing Homelessness Needs

1. Refine Actions Based on the Strategic Role the County Wants to Take On and Implement Actions
2. Develop Middlesex County Roadmap for Action
3. Develop a County Housing Master Infrastructure Plan
4. Lead a Strategy Implementation Team
5. Consider Adding a Dedicated Housing Advisor Role
6. Develop an Engagement Plan
7. Create a Capacity Building Strategy
8. Review Structures to Support Development, i.e., Land Banking/Land Trusts
9. Collaborate on Requests for Expression of Interest in Housing Development
10. Develop an Education Strategy

Actions

Direction 2 – Support a Diversity of Housing

- 11. Adopt Housing Targets
- 12. Adopt Policy to Maintain Adequate Housing Supply
- 13. Implement Zoning Solutions to Reduce Land Costs and Increase Density
- 14. Adopt Policies To Encourage Range of Housing Options
- 15. Revise Policies that Restrict Access for Certain User Groups
- 16. Update Policies to Support Streamlined Planning Applications
- 17. Consider Rental Retention Policies

Actions

Direction 3 – An Adequate Supply of Housing that is Affordable and Attainable to Low- and Moderate-Income Households

- 18. Include Definition of Affordable Housing in Official Plans
- 19. Provide Incentives for Affordable and Supportive Housing and Purpose-Built Rental
- 20. Establish Modified Standards for Affordable Housing
- 21. Prioritize Planning Approvals for Affordable Housing