

Affordable Housing Task Force Addendum to PDR-AF-01-20

March 3, 2021



- Housing Situation in Grey County
- Housing Initiatives Underway
 1. Affordable Housing Fund
 2. Housing Land Bank
 3. Community Improvement Plan (CIP) Incentives
 4. Development Charge (DC) Exemptions/Deferrals
 5. Recolour Grey and Local Official Plan (OP)/Zoning Updates
 6. Durham Lands
 7. Climate Change Action Plan
- Future Actions/Next Steps – Updated Housing Action Plan

Housing Situation

- Data clearly shows the need for more affordable and attainable housing throughout the County
- Average housing prices at an all-time high
- Rental housing vacancy rates remain low
- Existing and future action items/initiatives will help to address both affordable and attainable housing (i.e. ‘missing middle’ housing’)



1. Affordable Housing Fund

- Affordable Housing Task Force recommended the creation of this fund which was approved by Council
- The fund will support future affordable housing builds and rent supplements
- Funds will have a significant impact to addressing the housing waitlist
- Can be used to leverage additional funds/grants
- Reinvest funds from the divestiture of County property or through non-profit mortgage payment savings
- Most affordable housing builds will contain a mixture of affordable and attainable housing

2. Housing Land Bank

- Developing a 'land bank' to support future affordable and attainable housing builds
- Focusing initially on publicly owned lands
- Supports County's Housing First Policy – surplus lands must first be considered for affordable housing
- Criteria being developed to assess suitability of lands
- Work with local municipalities to identify preferred sites
- Lands offered to non-profits first and then to private developers through an RFP process



Durham Apartment Build on County Surplus Lands

3. CIP Incentives

- County CIP Program approved in 2019 by Council
- Enables municipalities to offer incentives to encourage certain types of development including affordable and attainable housing
- Most municipalities have either approved or are in the process of approving a new CIP
- Next steps – work with local municipalities to promote incentives and to monitor the program

CIP Completed	CIP to be Completed in 2021
Municipality of Grey Highlands	Township of Chatsworth
Town of Hanover	Township of Georgian Bluffs
City of Owen Sound	Municipality of Meaford
Township of Southgate	
Town of The Blue Mountains	
Municipality of West Grey	

4. DC Exemptions/Deferrals

- Changes to DC By-laws approved by Council – January 14th, 2021
- DC By-law changes will help to encourage more rental housing, non-profit housing and additional dwelling units through exemptions
- Council approved Deferral and Conditional Exemption Policy – January 28th, 2021
- Developments that qualify for deferrals (beyond DC Act)
 1. Housing that meets Accessibility for Ontarian Disabilities Act
 2. Other rental developments not eligible for a conditional exemption
 3. New condominium apartments or life/land lease developments
- DC exemptions and deferrals:
 - Reduces development costs
 - Can make a project more viable
 - Savings can be invested in more rental housing builds
 - Increases housing stock, provides more housing options

5. Official Plan and Zoning Updates

- Recolour Grey (County OP) includes policies that supports a variety of housing types
- Need to continue to update OP policies and zoning to support new housing trends (e.g. co-housing, additional dwelling units, etc.)
- County OP housekeeping amendment planned in 2021
- County staff will continue to work with local municipalities to update official plans and zoning by-laws to support housing
- Most municipalities have updated OP's and zoning by-laws to support secondary suites/additional dwellings, removing minimum residential unit sizes, etc.

6. Durham Lands

- 30 plus acres of land acquired by the County
- Lands will support the future rebuild of Rockwood Terrace Long Term Care Home
- Remaining lands can be used for other housing options
- Consultant retained to explore housing options that would complement the new Rockwood Terrace
- Could include a mixture of affordable, attainable, and market rate housing



7. Climate Change Action Plan

- County currently developing a Climate Change Action Plan
- Strategies and action items could further support and promote innovative and energy efficient building design
- Energy efficient homes can help lower carrying costs
- Examples of climate change strategies/actions:
 - Energy Efficiency Education and Awareness Program
 - Energy Efficient Retrofit Programs
 - Green Standard for New Buildings
 - Supporting Renewable Energy



Updated Housing Action Plan

- Implement the Affordable Housing Fund
- Finalize Land Bank criteria and work with local municipal staff to identify surplus lands/preferred sites and prezone
- Offer surplus lands to non-profit housing providers first and then to private developers through an RFP process
- Update OP policies and zoning to support different forms of housing including co-housing, additional dwelling units
- Investigate options for landlord/tenant matchmaking
- Work with local municipalities to promote CIP incentives, DC exemption/deferrals

- Continue to monitor CIP program
- Explore partnerships with major employers to support housing builds to address labour shortages
- Finalize and implement housing options study for Durham lands
- Continue to promote and educate on the need and importance of affordable and attainable housing
- Provide progress updates to the Task Force regarding the Housing Action Plan



- 1. That Addendum to Report PDR-AF-01-20 be received which provides an update on the actions and initiatives that are underway to address both affordable and attainable housing and includes an updated Housing Action Plan; and**
- 2. That Council endorse the updated Housing Action Plan attached to this report and direct staff to implement the next steps and actions that will assist with creating more affordable and attainable housing throughout the County.**



Grey
County

Colour It Your Way



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