

# Port Colborne Affordable Housing Strategy

Council Presentation: Final Report

Tuesday, September 13, 2022 – 6:30 PM

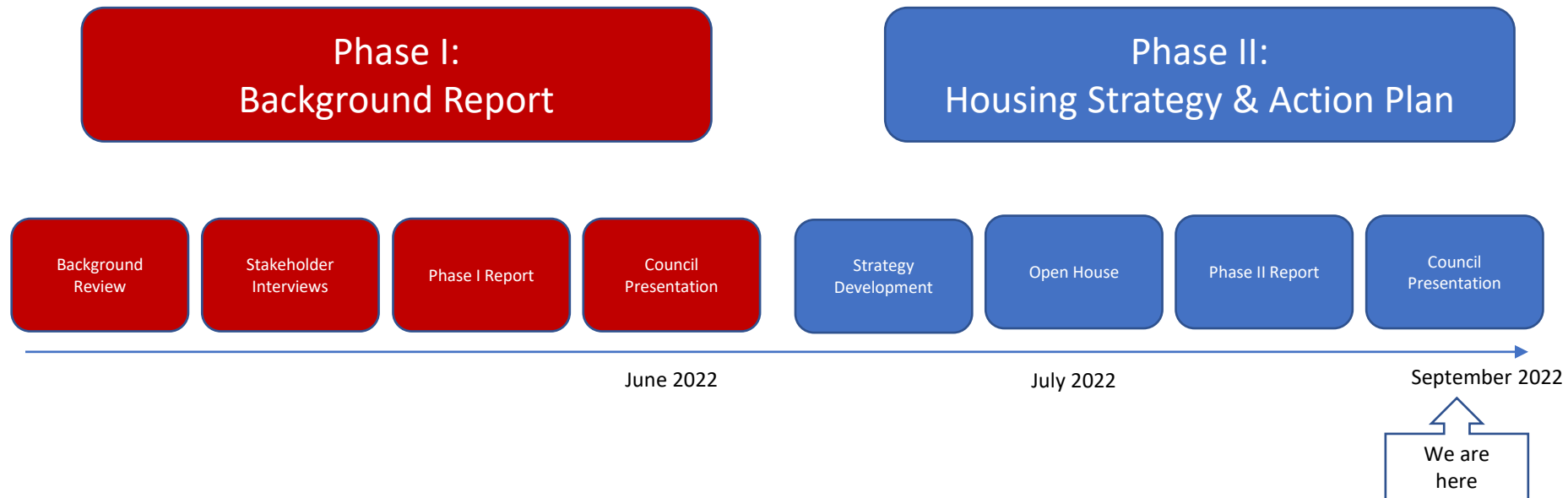
# Agenda

1. Project Purpose & Overview
2. Housing Background Report
3. Open House
4. Recommendations
5. Next Steps

# Project Purpose & Overview

- The Affordable Housing Strategy supports the City's 2020-2023 Strategic Plan
- "...a future where every person in Port Colborne has access to housing that is not only affordable but also suitable, stable, and safe."
- Address how and to whom to provide a sufficient range of affordable housing options and opportunities in Port Colborne
- Focus on municipal role and responsibilities for housing delivery – supportive planning tools and municipal policy

# Project Timeline and Deliverables



# Housing Background: Needs

- Population growing
- Population aging
- Ownership prices out of reach – for 80% of households unless selling existing home
- Average rents out of reach for low and moderate income households.
  - those advertised are not affordable to households earning less than \$50,000

# Open House

- July 5, 2022
- Presented preliminary Affordable Housing Strategy for resident comment and feedback
- 40 attendees
- Support for:
  - Intensification/flexible or pre-zoning
  - More seniors housing
  - Use of government land/buildings
  - City encouragement of partnership
  - City financial incentives

# Housing Vision Statement

- *Housing in Port Colborne is affordable, suitable, accessible, safe and inclusive for all current and future residents of Port Colborne regardless of age, income, or household composition.*

# Recommendations

**Recommendation 1:** Update definition of “affordable” in the Official Plan

**Recommendation 2:** Identify affordable housing targets in the Official Plan

Targets

	Average Number of New Units per Year	Percentage of New Units
<b>Total New Units (Affordable &amp; Market)</b>	77 units	100%
<b>Total New Affordable Units (Rental &amp; Ownership)</b>	31 units	40%
<b>Affordable Rental Units</b>	16 units	20%
<b>Affordable Units - Rental and/or Ownership</b>	15 units	20%



# Recommendations

- **Recommendation 3:** Develop a policy to review the suitability of surplus municipal land or buildings for affordable housing before selling/leasing or redevelopment and consider the potential for affordable housing as part of every municipal government operations building (libraries, community centres etc.).
- **Recommendation 4:** Introduce a rental replacement policy and framework

# Recommendations

- **Recommendation 5:** Ensure the Official Plan is not overly restrictive in its policies and not unintentionally discriminatory to accommodating various housing options
- **Recommendation 6:** Ensure that Zoning by-law regulations are not overly restrictive or unintentionally discriminatory

# Recommendations

- **Recommendation 7:** Explore viability of financial and non-financial incentives for affordable housing and purpose-built rental developments
- **Recommendation 8:** Promote Accessory Dwelling Units
- **Recommendation 9:** Encourage discussion/negotiation with private developers to achieve affordable housing targets as part of the planning approvals process
- **Recommendation 10:** Facilitate collaboration and partnerships between private, public, and non-profit groups to create affordable housing

# Recommendations

- **Recommendation 11:** Advocate for additional funding for housing from the Federal and Provincial governments
- **Recommendation 12:** Develop a housing indicator monitoring and reporting system
- **Recommendation 13:** Review the Affordable Housing Strategy every five years

Next Steps

# Questions & Comments