



Attainable Housing Strategy

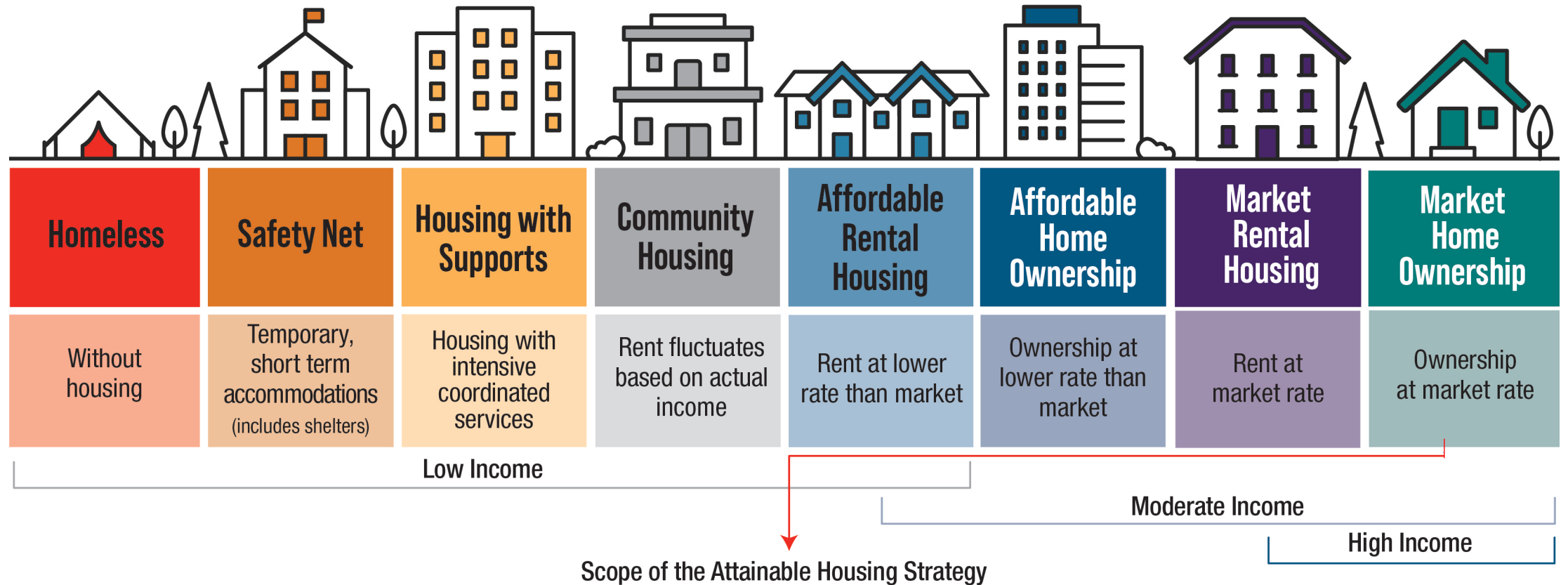
Planning and Economic Development Committee

August 14, 2024

Introduction

- Healthy and inclusive communities have a variety of housing options that meet the diverse needs of current and future residents.
- Housing pressures are driven by many variables that include but are not limited to:
 - changing demographics
 - market trends
 - long-term impacts of decades of housing policy decisions by upper levels of government
 - Skilled trades shortages
 - Cost of building materials
 - Interest rates

The Housing Spectrum

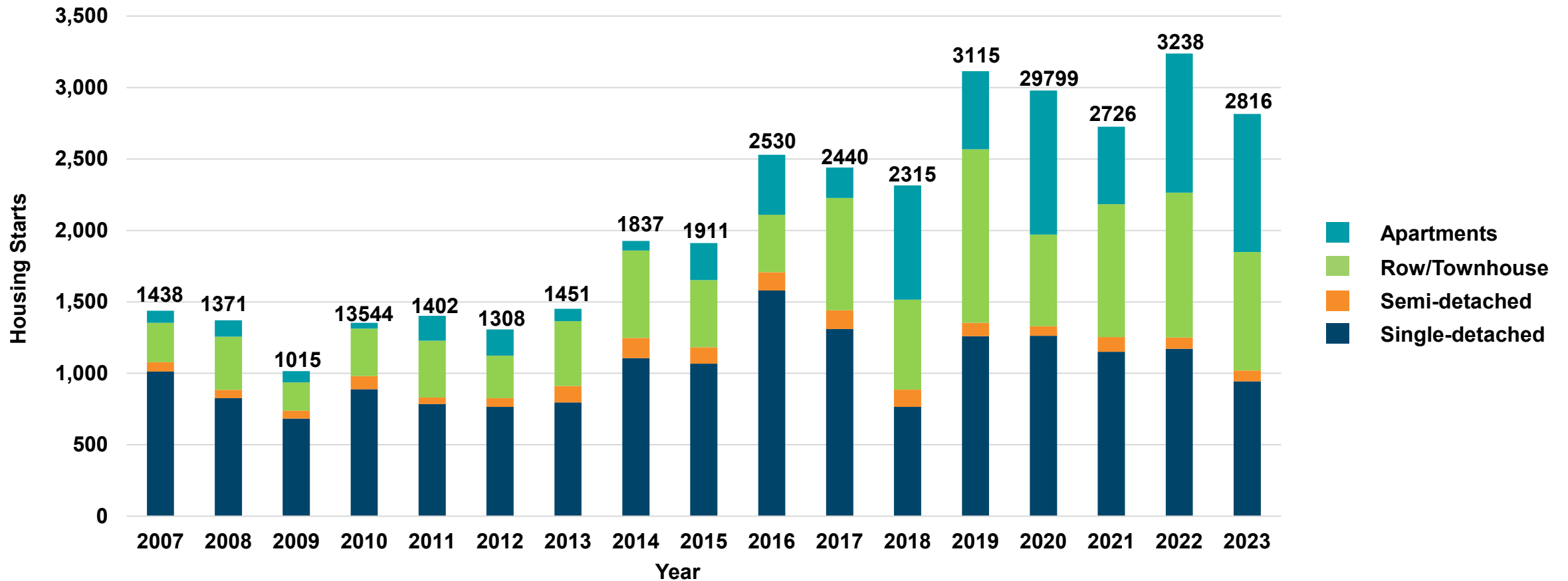


Attainable Housing

Attainable housing has the following characteristics:

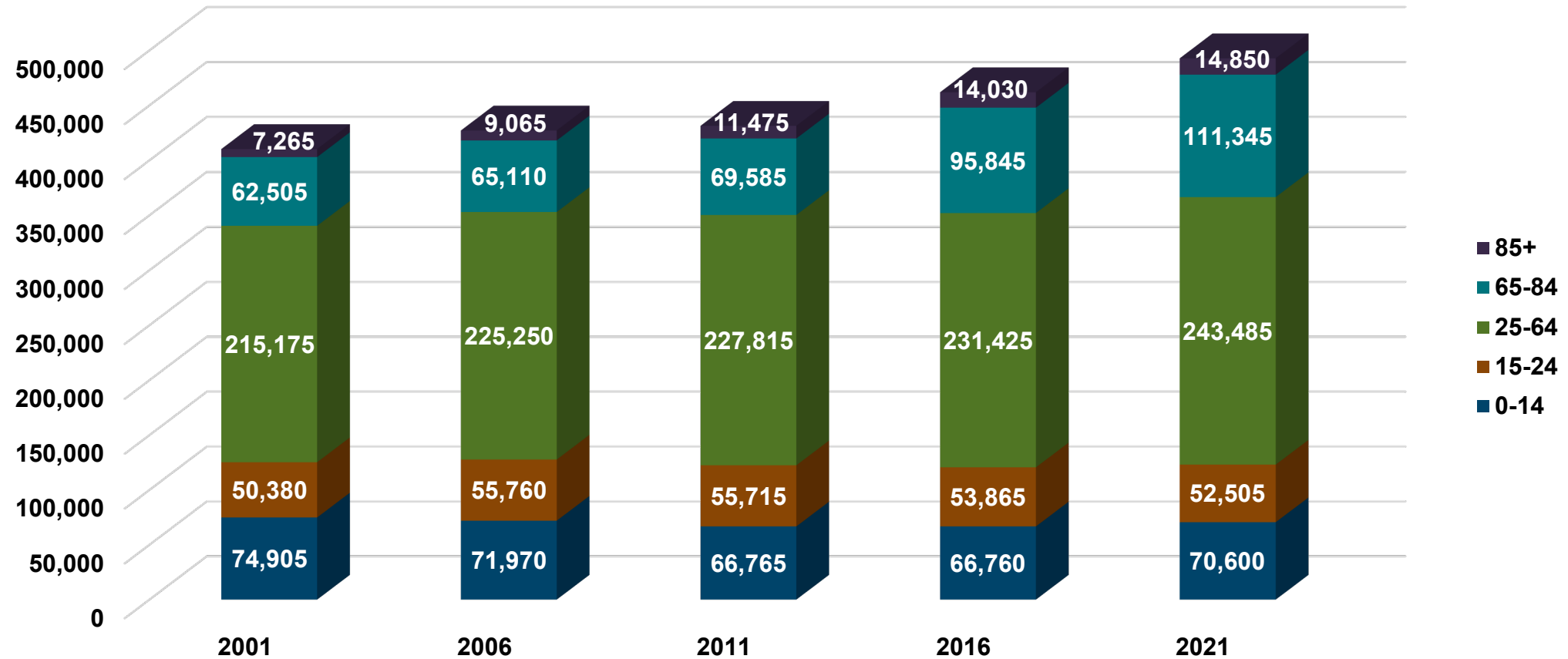
- Adequate in condition (no major essential repairs needed)
- Appropriate in size (bedrooms appropriate for household)
- Available (a range of housing options)
- **Reasonably priced (attainable to households with incomes that are in the 5th and 6th decile of the average household income for the area)**
- **Requiring no government subsidy for rent**

Niagara's Housing Starts by Unit Type



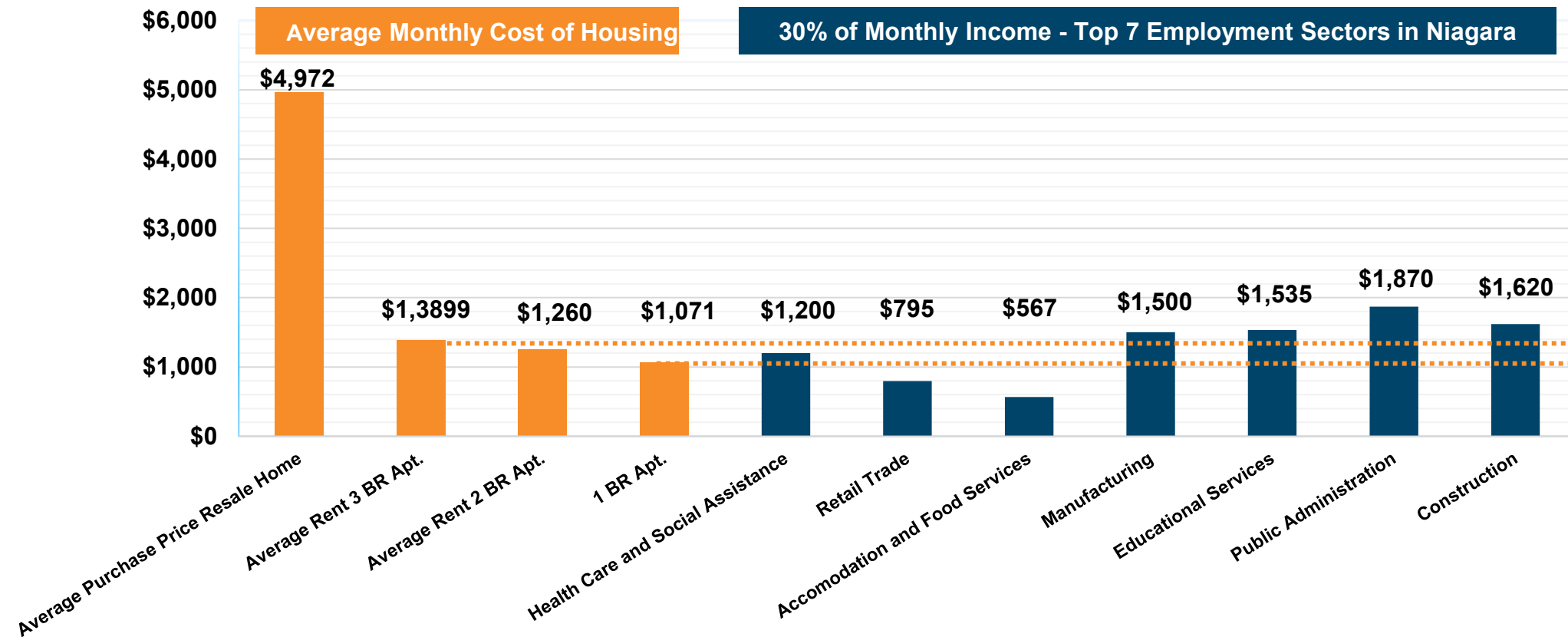
Source: Canadian Mortgage and Housing Corporation (CMHC)

Age Distribution of Niagara's Population



2021 Census of Population, Stats Canada

Monthly Cost of Housing and Maximum Affordable Rent Level in Niagara

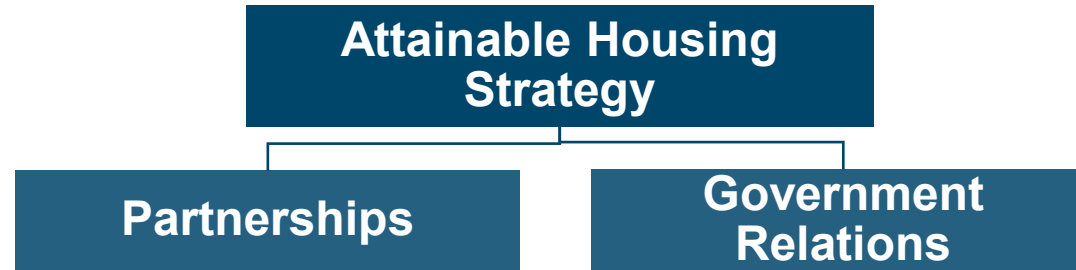


Attainable Housing Strategy – Goals



- 1) To increase the supply of rental housing.
- 2) To foster innovation and implement best practices that lead to more housing options, including a mix of unit types, tenure, and supports, to meet the needs of current and future residents.
- 3) To optimize use of Niagara's existing housing stock and public lands.
- 4) To promote increased investments in housing enabling services and economic growth including transit, infrastructure, employment sector, and skilled trades training and retention.

Attainable Housing Strategy - Actions



Increase Supply of Rental Housing

- Changes to Landlord Tenancy Act/increase capacity of Tribunal
- Education campaign
- Lead coordinated and strategic advocacy
- Investigate Regional incentives for all types of purpose-built rental housing

Innovate and Collaborate

- Symposiums on best practices in land use planning and housing innovation
- Solutions for investing in existing housing stock
- Housing development community partnerships (i.e., partnership with St. Catharines)
- Leveraging Region-owned lands (i.e., Housing-as-a-Priority Framework)
- Co-location of services on Regionally owned lands

Optimize Existing Housing Supply and Public Lands

- Partnerships on government-owned properties
- Co-Housing opportunities
- Student Housing Strategy—home-sharing, Provincial and Federal policy initiatives, purpose-built student rental housing

Enabling Investments

- Advocate for increased investment in all types of transit
- Continue to focus on employment (industrial) sector growth as a priority within the Council Strategic Plan
- Skilled trades training and retention projects

Thank you!
Questions?

