

Government of Canada

National Housing Strategy:

The key principles of the **National Housing Strategy** include that: every Canadian deserves a safe and affordable home, communities should be empowered to develop and implement local solutions to housing challenges, and good housing policy requires partnership between the federal, provincial and municipal governments, the social and private sectors, and people in housing need. The Strategy is intended to address 3 key areas of sustainability – environment, social and economic, similar to the Town's Integrated Community Sustainability Strategy.

Federal funding under the **National Co-Investment Fund** component of the Strategy must be combined with funding from other orders of government, and can include municipal land, inclusionary zoning, accelerated municipal approvals, waiving of development charges and fees, tax rebates and other government loans. In the case of new housing, to be considered for funding, developments must be:

- *Affordable:* A minimum 30% of units must have rents at less than 80% of median market rents, for a minimum of 20 years;
- *Green:* A minimum 25% reduction in energy consumption and greenhouse gas emissions over national building/energy codes must be achieved;
- *Accessible:* A minimum 20% of units must meet accessibility standards and project must be barrier-free or have full universal design.

Similar standards apply to funding eligibility for renewal and repair of housing units.

Budget 2019:

In addition to the **Rental Construction Financing Initiative** described in the main body of the report, the **Sustainable Affordable Housing Innovation** is proposed to provide financing and support to affordable housing developments to improve energy efficiency in new and existing housing, and the **Community Eco-Efficiency Acceleration** would provide financing for municipal initiatives to support home energy efficiency retrofits.

Province of Ontario

Investment in Affordable Housing:

Additional details on the components of the IAH program are:

- **Rental Housing:** This component is intended to ensure that safe, adequate, and affordable rental housing is available, and to increase the supply of rental housing for households on, or eligible for, social housing

waiting lists. Eligible projects include new construction, acquisition/rehabilitation of existing residential buildings to maintain/increase affordable rental housing stock, and conversion of non-residential buildings/units to purpose-built rental buildings/units. Accessory units and nursing/retirement homes are not eligible. Approved projects must remain affordable for a minimum of 20 years and have rents at or below 80% of CMHC Average Market Rent at the time of occupancy;

- **Homeownership:** This component provides down payment assistance for renters to assist them moving into home ownership;
- **Ontario Renovates:** This component provides financial assistance to renovate or rehabilitate affordable ownership and rental properties, including the creation of accessory rental units in single-detached homes; and,
- **Operating:** This component includes *rent supplements* paid to landlords to assist households in need of rental assistance, and *housing allowances*, which are subsidies paid directly to a household to assist them in paying their rent.

The IAH is intended to fund the construction or repair of an estimated 11,000 housing units, including a minimum of 1,650 (15%) for seniors and 1,100 (10%) for persons with disabilities, but the Region of Halton is not mandated to meet specific targets by the Province. Funding allocation is based on the Region's share of households and number of households in core housing need.

The Region of Halton as Service Manager has a range of responsibilities under the IAH including: entering into an Administration Agreement with the Province; completing a Program Delivery and Fiscal Plan outlining how their funding allocations will be used; selecting/ recommending rental projects for Provincial approval; approving Homeownership and Ontario Renovates projects; and, entering into funding agreements and administering financial payments with housing proponents/landlords/clients.

Inclusionary Zoning:

In April 2018, the previous Provincial Government introduced new Planning Act legislation through the Promoting Affordable Housing Act, which enables municipalities to adopt Official Plan policies and pass by-laws to implement inclusionary zoning (IZ). IZ is an optional tool for municipalities to require developers to set aside a portion of units in new developments that must be sold or rented at an affordable level, and maintained at an affordable level over a set period of time (i.e. 10 to 30 years). The Town, through a Joint Submission of the Halton Area Planning Partnership (HAPP), provided comments to the Province on the proposed IZ legislation and regulations, noting its benefits as well as its implications from an administrative perspective.

Municipalities wishing to implement inclusionary zoning are required to prepare an assessment report to support the development of official plan policies for

inclusionary zoning. The assessment report must include information related to current and projected trends for housing needs and potential impacts on the housing market and on the financial viability of development or redevelopment in the municipality from inclusionary zoning by-laws.