

## **Township of Southgate**

### **Administration Office**

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## **Staff Report CAO2021-039**

**Title of Report:** Affordable-Attainable Housing Advisory Committee Report

**Department:** Administration

**Council Date:** May 19, 2021

### **Council Recommendation:**

**Be it resolved that** Council receive Staff Report CAO2021-039 as information; and

**That** Council approve the Southgate Affordable-Attainable Housing Advisory Committee Terms of Reference document as presented to provide guidance to and to establish the structure of the committee; and

**That** Council direct staff to proceed with advertising for the recruitment of members for the Southgate Affordable-Attainable Housing Advisory Committee in the Township of Southgate to develop recommendations to Council over the next 12 months to create an Affordable and Attainable Housing Strategy for Township Council to consider.

### **Background:**

On April 7, 2021 Southgate Council received a presentation from Muriel Scott and Gerry McNalty on the topic of Attainable Housing as a critical issue for many Southgate residents. They reported that they have completed research and provided the following information and recommendations:

"Having sought information from staff of Grey County Housing, United Way Grey Bruce, South East Grey Community Health Centre, Southgate Administration, Saugeen Shores Attainable Housing Task Force, Community Leaders, Lions Club and Dundalk Christmas Cheer/Food Bank, we would like to make the following recommendations, upon which Council might act:

1. Organize an Attainable Housing Task Force to plan for appropriate housing opportunities for all members of the Southgate community.
2. Commit to Zoning Changes that would streamline the development of Mixed Housing, Accessory Apartments, Tiny Homes, etc.
3. Commit to creating affordable housing units with an attainable target for Southgate.
4. Address the need for rent geared to income (RGI) housing with Grey County and Developers.
5. Create a Levy assessment as has been done by Grey County or a Legacy Fund as has been done elsewhere to provide a stimulus grant for housing projects that meet criteria.

6. Acknowledge that it is imperative that Southgate become more active in addressing housing insecurity and inequity.
7. Create an understanding with Developers that a portion of their developments must be affordable units."

Council Resolution for the Attainable Housing Concern Delegation - Gerry McNalty and Muriel Scott.

**Moved By** Councillor Frew; **Seconded By** Councillor Sherson;

**Be it resolved that** Council receive the Attainable Housing Concern delegation as information.

Carried No. 2021-164

Following the resolution, it was suggested that staff should provide a report to Council at a future meeting in relation to establishing an Affordable Housing Advisory Committee.

Council received staff report CAO2021-031 at the April 21, 2021 meeting titled, Affordable Housing Advisory Committee Report and passed the following resolution:

**Moved By** Deputy Mayor Milne; **Seconded By** Councillor Shipston;

**Be it resolved that** Council receive Staff Report CAO2021-031 as information; and

**That** Council approve the creation of a Southgate Affordable Housing Advisory Committee in the Township of Southgate to develop recommendations to Council over the next 12 months to create an Affordable and Attainable Housing Strategy for the Township to consider for our community; and

**That** Council receive, consider and provide feedback to staff on the Draft Southgate Affordable Housing Advisory Committee, Terms of Reference document to provide guidance to and to establish the structure of the committee for approval by Council at a future meeting.

Carried No. 2021-209

**Staff Comments:**

Staff recommend based on past decisions that Township Council approve the Southgate Affordable-Attainable Housing Advisory Committee Terms of Reference document and that we proceed to advertise for four (4) public members to serve on the Committee.

Staff have made some changes to the Southgate Affordable-Attainable Housing Advisory Committee Terms of Reference document which are the following:

- i. Staff have changed the name of the committee and reference on the Terms of Reference document to include the word Attainable since it is often used in housing discussions and we have referred to Attainable throughout the document for the same reason that it should be part of the Committee's discussions and research.
- ii. Staff has created and added a definition in the Terms of Reference document for the Committee to consider and reference.
- iii. Staff have included the Southgate Economic Development Officer (as required) in the membership section.
- iv. Staff added a reference in the Remuneration section to compensate travel.

### **Financial Impact or Long-Term Implications:**

There is no financial impact to the municipality as a result of this report in the 2021 budget other than committee member compensation to attend meetings and travel expenses.

### **Communications & Community Action Plan Impact:**

This report has been written and presented to Council to communicate accurate information to the public.

### **Goal 3 - Promoting Health Services and Housing Choices**

**Action 3:** The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

### **Strategic Initiatives 3-A (2019-2023):**

By means of appropriate policies, incentives and development partners, the Township will facilitate a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate.

### **Concluding Comments:**

1. That Council receive staff report CAO2021-039 as information.
2. That Council approve the Southgate Affordable-Attainable Housing Advisory Committee Terms of Reference document.
3. That Council direct staff to proceed with recruitment advertising to seek community members and area individuals that are interested with career or professional expertise, knowledge and skills to serve on the Southgate Affordable-Attainable Housing Advisory Committee.
4. Future actions:
  - i. Appoint public Committee members;
  - ii. Appoint two (2) members from Council to the Committee with the Mayor being the third Council member as an ex-officio appointment;
  - iii. Provide the support of Southgate staff to the Committee; and

- iv. Council should discuss and consider appointing housing industry and financial experts as a resource to the committee discussions, but as a non-voting member(s) to provide valuable industry knowledge.
- 5. That Council and staff work with the Southgate Affordable-Attainable Housing Advisory Committee to develop goals as part of their mandate. Some issues that should have consideration along with the delegation's seven recommendations above they provided during their presentation are:
  - Have focus on developing services that provide assistance in a hand up support and advisory system as a long-term sustainable approach instead of a hand out that only creates short term solutions.
  - County and Southgate Planning and Zoning policy review to promote some of the following features in developments:
    - i. Smaller homes and lot size.
    - ii. Common entrance for up to 5 residential units on a 5 parcel property.
    - iii. Shared water (well) and wastewater (septic systems) services across property lines.
  - County and Southgate policies to exempt or reduce fees and charges when smaller residential housing units (less than 600 square feet) or apartment units (less than 450 square feet) in sized are constructed such as:
    - i. Building Permit fees, Planning fees & Development Charges;
    - ii. Entrance permitting and Civic Address numbering;
    - iii. Waste cart fees; and
    - iv. Property taxation reform to lower costs to a percent of income or a tax rebate system in the following years that is geared towards combined household income.
  - Provide a focus on advisory support services that will help people manage finances to convert rent payments into affordable/attainable housing purchase options.
  - The creation of more local jobs to reduce transportation costs and focus more income to affordable/attainable housing solutions.
  - Increase transit service within the rural and urban area to reduce the reliance on the ownership of personal vehicle(s).

Respectfully Submitted,

**CAO approval:** Original Signed By  
Dave Milliner – CAO  
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Attachments:

- Attachment #1 –Southgate Affordable-Attainable Housing Advisory Committee Terms of Reference