

Southgate Attainable Housing Task For Recommendations

Survey Results

Order	Task Items	Task Action	Project Status	Staff Support	Rank in Your Order of 1-10 (1 being higher priority)	
Data Collection					3 Responses	Rank
1	Conduct a Community Survey and Data Collection	To understand our Southgate housing deficits and how to address identified needs	1. Create the questions that will mine the data the Committee is looking for. 2. Staff can create the survey document for distribution on survey monkey platform or through our website. 3. Should be considered as part of Community Education Plan.	Admin Support	11	1
2 (b)	Apply a "Housing First" Policy to work with developers of privately owned property.	Create partnerships with private developers and/or non-profit organizations that could facilitate the development of attainable housing	1. Create development quota policies to promote Affordable Housing developer partnerships. 2. Create incentives to support	CAO	14	2
2 (a)	Apply a "Housing First" Policy to use municipally owned surplus land	Define surplus recreation lands that could facilitate the development of attainable housing	Create a list of municipally owned lands for consideration in the urban, hamlet and rural areas of Southgate.	Facilities Manager	17	3
22	Investigate the merits of forming an Attainable Housing Development Corporation.	Would need to research the requirements and municipal investment required.	Requires: Staff research and Committee recommendation decision.	Staff External Research	21	4
17	Consider reducing or waiving of Development Charges	Through a Community Improvement Plan for rental housing being built that is guaranteed attainable housing.	1. Committee discussion and recommendation for Council to consider.	Treasurer	27	5
6	Explore the existing planning policy frameworks and Zoning By-Law	To enable the possibility of appropriate integration and opportunity to construct tiny homes as second units	1. Committee discussion and recommendation for Council to consider. 2. Council Approval	Planning	28	6
10	Update Official Plan(s) and Zoning By-Law to accommodate additional Residential Units.	In both urban and rural settings and in ways appropriate to the Township without unnecessarily limiting the potential to construct Additional Residential Units as affordable units.	1. Committee discussion and recommendation for Council to consider. 2. Council Approval	Planning	29	7
5	Consider establishing an Affordable Housing Reserve fund.	Tax levies, DC offsets (as outlined above) or the proceeds from the sale of surplus municipal lands could be allocated to such a reserve fund	1. Committee discussion and recommendation for Council to consider. 2. Council Approval	Treasurer	31	8
7	Consider criteria for conversions of standard rental units	To condominiums or short-term accommodations to maintain rental unit supply	Is this a viable Committee Task since we have very limit short-term accommodations.	Planner	34	9

9	Prioritize rental housing unit construction	In the application of any type where there is government financial support	Project in Planning process.	CAO & Planner	35	10
3	Identify privately owned rural parcels of land which may be developed by the Township, or others.	To accommodate affordable housing, but which may not be readily expedient to develop in the short term	Identify lands like gravel pits in rural Southgate that have limited development uses.	CAO & Planner	36	11
23	Reporting to Council annually.	Consider the creation of a standing committee to discuss housing issues, communication and education on attainability and affordability,	Creation of annual report to Council recommended in September each year prior to starting the budget process for the next year.	Admin Staff	36	11
8	Consider developing a set of criteria for short-term rental units in houses and apartment	That can be used to house year-round residents	Requires: Planner recommendation	Planner	38	13
25	Develop a system to measure the tangible effect Southgate's actions	Have had on housing affordability and availability by improving the collection of data and reporting.	Create a report collection criteria for tracking Committee success that is measurable in policy changes and Affordable Housing stock increases in rental, affordable and attainable units created.	Admin Support	39	14
4	Consider partnering with Grey County and other prominent organizations	To support option for Community Housing including rent-geared-to-income (RGI) Housing; Affordable Housing and Rent Supplements, etc.	Grey Housing has already started plans to develop a new project on the rebuild and expansion of the Dundalk Rowes Lane site	Grey County Housing Mgr	39	15
13	<u>The Township's Official Plan should consider policy that:</u>	<u>i. At a minimum maintains and enhances policy that is supportive of affordable housing</u> <u>ii. Ensures design considerations, including height, are appropriately articulated to support attainable and affordable housing.</u> <u>iii. Focuses on the reduction of land and / or process cost per unit to pass savings onto buyers / renters.</u> <u>iv. Ties servicing capacity to commitments to build attainable and affordable housing units</u> <u>Considers amending conditions of approval for existing draft-approved subdivisions to ensure attainable and affordable housing is better addressed</u>	1. Committee discussion and recommendation for Council to consider. 2. Council Approval	Planning	39	16
11	Consider where services are or can be available to support growth and development.	Consider designating serviced areas and corridors as areas for increasing density through infill, intensification and redevelopment, as well as clear criteria for height and/or density. Any exceptions to lowering density expectations should be discouraged.	Land and properties should be identified and this task is relatively easy to complete.	CAO & Public Works	39	17

18	Consider through the Community Improvement Plan.	A program to facilitate and encourage developers to apply to pay contributions in lieu of Development Charges to a housing reserve.	1. Committee discussion and recommendation for Council to consider. 2. Council Approval	CAO & Planner	41	18
16	Update or establish new Community Improvement Plan (CIP) programs to support the creation of an Attainable Housing Incentive Program.	Programs could include the ability to reduce/waive/rebate/refund fees, property taxes, etc. for affordable housing development. There is also the ability to dispose of and acquire land with the CIP area to support affordable housing.	1. Policy already exists in CIP. 2. Policy should be reviewed and possibly will need ammendments.	CAO & Planner	42	19
24	Township of Southgate should consider reviewing the recommendations of this report in two to three (2-3) years	Consider updating or creating new recommendations.	Establish how to review, reassess priorities and explore ne strategies.	Admin Support	44	
12	Work with Grey County to develop Infilling Guidelines	That support integration or infill projects into existing neighbourhoods and also educate the community about the importance of density and change within neighbourhoods so that additional housing of all types may be constructed.	Very few infill properties exist on services in Dundalk so this Task may not create much in the way of results.	CAO, Local Planner & Grey County Planning	44	
21	Investigate opportunities for a Community Planning Permit System (CPPS)	CPPS essentially pre-plans neighbourhoods, enables approvals with conditions and includes opportunities to provide flexibility within a defined range with less risk of appeal.	1. Committee discussion and recommendation for Council to consider. 2. Council Approval	Planning	44	
14	Consult with the Township's Planner and CBO in relation to Accessibility to update the Official Plan and Zoning By-law	To remove barriers to the construction of accessible units or the renovation of units to make them accessible. Consider including these recommendations in the Infilling Guidelines.	Consider on grade housing developments.	Planner & CBO	44	
15	Explore policy changes to encourage developers to accommodate accessible units to meet accessibility needs.	Such needs shall be informed in consultation with the County Accessibility Advisory Committee and may include financial incentives and updated regularly to respond to changing demographics.	Have policies reviewed by the County Accessibility Advisory Committee.	Clerk	44	
19	Consider the provision of additional financial support through the Community Improvement Plan	To help create stronger incentives to construct affordable unit and pass this affordability onto households in low to moderate income ranges.	Question if this task would translate into results.	CAO & Planner	44	
20	Consider offering support through a Community Improvement Plan to developers	would offer unique architectural or place-making characteristics and/or provide a new housing form not currently found in Southgate. <u>To maintain the Township small-town character, the Task Force supports continued use of the Design Guidelines for Southgate.</u>	Back to Back condo construction	CAO & Planner	44	