



Community Improvement Plan for Affordable Rental Housing

July 3, 2019



MISSISSAUGA

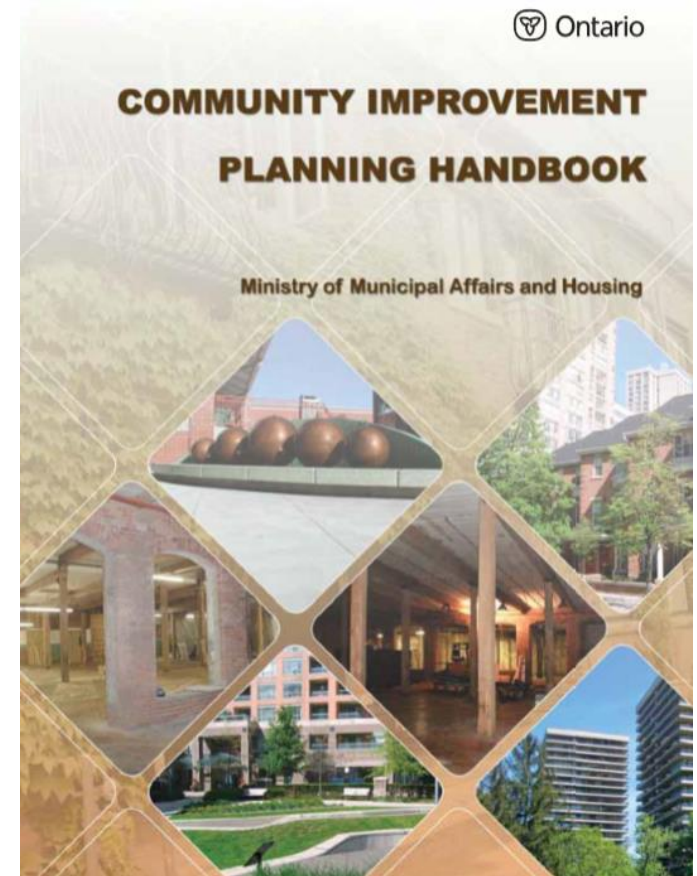
Housing Strategy and Action Plan (2016)

- Identified various tools to address housing affordability
 - Recently passed Rental Protection By-law and Demolition Control By-law – to protect existing units
 - Community Improvement Plan (CIP) for Affordable Rental Housing
 - can encourage new units



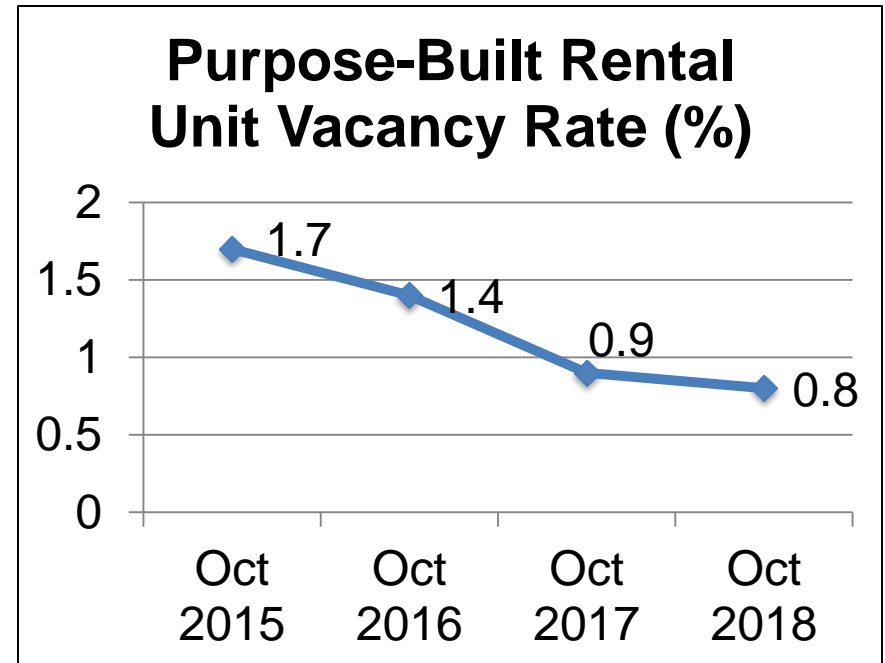
What is a CIP?

- Tool under *Planning Act*
 - Financial and non-financial incentives
 - Bill 108 has an impact
- Premised on “but for” test to avoid bonusing
- Recommended over one-time policies



Why focus on affordable rental units?

- Need
 - 42% of renter households are facing affordability issues
- Jurisdiction
 - Federal ownership programs
- Administration
 - Verify inhabitants are in need



How Could the CIP Be Crafted?

- City-wide CIP is proposed
- Depth / combination of incentives could be tailored to unit size and level of affordability
 - All unit sizes are needed
 - 1.0 to 1.5 average market rent range would target middle income earners
 - Unit accessibility
- Consider the Region's Affordable Housing Initiatives
 - Regional participation can double the effectiveness

Possible CIP Incentives

Incentive	Currently in Use	Impact of Bill 108	
		For profit Developer	Non-profit Developer
Tax Grants (TIEG)	No	-	-
Planning and Building Fee Waiver	No	-	-
Parking Standards Reduction	Yes, case by case	-	-
Fast Track Application	Not formally	< timelines for all uses	
DC Grants	Case by case for Region projects only	Pay in 6 annual instal.	Pay in 21 annual instal.
Community Benefits Charge Grant		Pay CBC	Exempt CBC

Next Steps

- Bring forward by-law to designate entire city as Community Improvement Project Area for purposes of affordable housing
- Prepare CIP for Council's consideration
- Conduct public consultation to obtain community and industry feedback, including hold a statutory public meeting