

## Best Practice Models for Attainable Housing

The review of housing best practices provides the basis for considering approaches that each county can consider in the workforce strategy. The different models outlined below include case studies of initiatives already happening within the Province of Ontario as well as in some instances, directly within the study area. Each example from best practice is summarized to include a description of the opportunity for WOWC members and potential actions for implementation as part of the WOWC workforce strategy.

### Municipal Approaches to Attainable Housing

Not-for-Profit Corporation Description	
The Blue Mountains Attainable Housing Corporation is a not-for-profit corporation providing rental and ownership housing to working moderate income earning households.	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>Affordability challenges for middle-income earners</li> <li>Rental and ownership options</li> <li>Located within the study area</li> </ul>	<ul style="list-style-type: none"> <li>Define attainability relative to the local context</li> <li>Develop a suite of programs targeted towards specific users</li> <li>Consider partnerships and transitional housing opportunities</li> <li>Down payment assistance</li> </ul>
Additional Residential Units Description	
Brant County's Additional Residential Unit (ARU) Guide is a how-to guide for homeowners who are interested in developing and building an ARU on their property.	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>Updates to restrictive zoning by-laws</li> <li>Response to a lack of housing typologies and options for renters</li> <li>Addresses lack of community knowledge about increasing housing options through private ownership</li> <li>Located within the study area</li> </ul>	<ul style="list-style-type: none"> <li>Develop new and/or update existing policies to permit flexible housing options in existing units</li> <li>Understand servicing needs to permit ARUs on existing properties</li> <li>Develop communications materials for residents to understand flexible housing options available and how to implement ARUs on their properties</li> </ul>

Attainable Housing Strategy Description	
Wellington County’s Attainable Housing Strategy provides financial and policy recommendations to assist the County with its attainable housing shortage.	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>Recognizes and responds to the link between workforce attraction and attainable housing options</li> <li>Located within the study area</li> </ul>	<ul style="list-style-type: none"> <li>Define attainable housing based on needs of the local population</li> <li>Consider policy-based recommendations and financial incentives to support the creation of housing</li> <li>Lead by example by providing opportunities for attainable housing development</li> </ul>

Housing Strategy Description	
The City of Brampton’s Housing Strategy and Action Plan identifies four “big moves” to reduce barriers to the supply of housing, including increasing purpose-built rentals, using public land for housing, providing attainable home-ownership options, and establishing clear housing targets.	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>Attainability and affordability challenges, particularly for vulnerable groups</li> <li>Increased rental housing</li> </ul>	<ul style="list-style-type: none"> <li>Link challenges to housing attainability with strategies that have clear targets for population growth and housing units required</li> <li>Consider using public land for housing opportunities</li> <li>Consider infill and co-development opportunities with municipally owned and operated facilities</li> <li>Consider ownership and rental models</li> </ul>

Community Services Hub Description	
The Collingwood Social and Community Services Hub is a multi-service location with affordable housing units and community services that was developed in partnership with public, private, and non-profit partners to support successful tenant outcomes.	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>Addresses need for attainable housing located near to accessible services</li> <li>Partnership driven</li> <li>Located within the study area</li> </ul>	<ul style="list-style-type: none"> <li>Partnership opportunities with service agencies and other levels of government</li> <li>Co-locate housing options with necessary community services</li> </ul>

Land Trust Description	
Opportunity Villages Community Land Trust is a modern life-lease small home community model that will offer accessible pricing at 10% below current market value for all 30 units at the Brickworks location in Chatham-Kent.	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>• Providing alternative housing typologies</li> <li>• Providing attainable housing option</li> <li>• Located within the study area</li> </ul>	<ul style="list-style-type: none"> <li>• Zoning by-law permissions for CLTs</li> <li>• Partnership opportunities to develop CLTs</li> <li>• Waiving planning application fees to incentive construction of CLTs</li> </ul>
First Time Home Buyers Assistance Description	
The First-Time Home Buyers' Assistance Program is a program developed by C.R. Crozier & Associates to support employees with the purchase of a home through a \$20,000 down payment contribution.	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>• Private firm supporting employees</li> <li>• Located in the study area</li> <li>• Private sector led initiative</li> </ul>	<ul style="list-style-type: none"> <li>• Partnership models with private sector employers to provide housing for the workforce</li> <li>• Encourage employers to support employee housing opportunities</li> </ul>
Housing Co-op Description	
Local 75 Hospitality Workers' Housing Co-Op is an 11-storey building with 85 co-op units built in partnership with Toronto Community Housing and Local 75 specifically for the workforce registered with Local 75.	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>• Supply challenges linked to unaffordability and attainability</li> <li>• Address workforce specific housing by partnership</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage local housing champions to lead specific projects</li> <li>• Eligible residents identified</li> <li>• Consider partnerships with employers to develop workforce-specific housing where appropriate for the workforce</li> <li>• Co-locate housing with community amenities and/or employment specific services</li> </ul>

Housing Authority Description	
<p>The Whistler Housing Authority (WHA) requires that developers of new commercial, tourist, or industrial properties build accommodation for future employees or provide cash-in-lieu for WHA to build workforce housing.</p>	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>• Attainability and affordability challenges for specific workforce</li> <li>• Presence of tourism industry</li> </ul>	<ul style="list-style-type: none"> <li>• Consider partnerships with employers to develop workforce-specific housing where appropriate for the workforce</li> <li>• Co-locate housing with community amenities and/or employment specific services</li> <li>• Consider developing ownership/occupancy requirements to ensure housing remains attainable to workforce (if developed for specific workforce population)</li> </ul>

Policy Tools Description	
<p>The City of Kingston supports the development of secondary suites and tiny homes through its regulatory framework (e.g., zoning by-laws) and pilot projects with the City as a project partner.</p>	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>• Short term housing needs for rental</li> <li>• Partner to ensure workforce use</li> </ul>	<ul style="list-style-type: none"> <li>• Consider the limitations of zoning by-law amendments to permit or restrict certain types of housing</li> <li>• Consider the needs, income, and attainability of residents when planning for housing typologies</li> </ul>

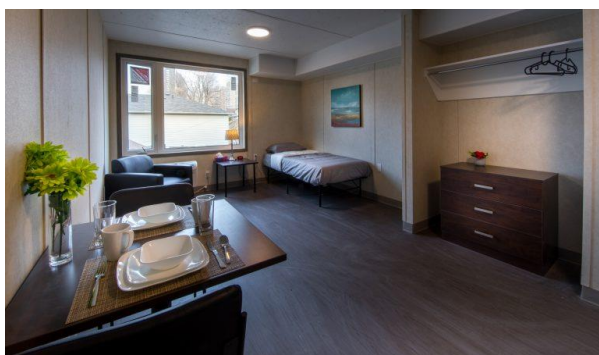
## Housing Design and Construction

<b>Co-Living Description - Ottawa</b>	
The Zibi master planned community in Ottawa includes a dedicated co-living building led by co-living company Common Living, which will feature small, private living quarters with shared bathrooms, kitchens, lounges, and other common amenities.	
<b>Direction for the Housing Review</b>	
<b>Opportunity</b>	<b>Implementation Strategy</b>
<ul style="list-style-type: none"> <li>Flexible common needs housing model</li> </ul>	<ul style="list-style-type: none"> <li>Consider the co-living model as a suitable housing typology for specific users</li> <li>Multiple workforce needs could be met – students, apprenticeship, seasonal</li> </ul>
<b>Co-living Description - Kitchener</b>	
Co-living provider Node is developing a co-living building in the City of Kitchener that will offer 38 private apartments for approximately 50 residents with several common amenities geared towards the tech-heavy industry in Kitchener.	
<b>Direction for the Housing Review</b>	
<b>Opportunity</b>	<b>Implementation Strategy</b>
<ul style="list-style-type: none"> <li>Complete community flexible model building</li> </ul>	<ul style="list-style-type: none"> <li>Consider the co-living model as a suitable housing typology for specific users or to bring together multiple workers</li> </ul>
<b>Mixed Building Condo and Rental Description</b>	
The Artscape Bayside Lofts were developed in partnership with the City of Toronto, Hines-Tridel, and Artscape to provide artists and artist-led families with affordable housing choices that enable them to live and work in the City of Toronto.	
<b>Direction for the Housing Review</b>	
<b>Opportunity</b>	<b>Implementation Strategy</b>
<ul style="list-style-type: none"> <li>Partnership model integrated with other ownership in complete community</li> </ul>	<ul style="list-style-type: none"> <li>Consider partnership opportunities with non-profits and/or the development industry to produce industry-focused housing options</li> <li>Mixed building could support efficient community acceptance and approval</li> </ul>

Laneway Suites Description	
The City of Toronto's Affordable Laneway Suites Program provides funding in form of a forgivable loan of up to \$50,000 for eligible property owners developing a laneway suite.	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>Infill in existing communities</li> </ul>	<ul style="list-style-type: none"> <li>Consider options for infill development within established neighbourhoods and/or built-up areas</li> <li>Encourage housing opportunities in areas with existing community services</li> <li>Community engagement strategy needed</li> </ul>

## Innovative Practices in Housing Construction

Figure 1 Modular housing at 11 Macey Ave. in Toronto, ON



Modular Housing Description	
Modular housing is built off-site and assembled on-site typically for infill projects dedicated for low-income households, such as students or young professionals.	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>Expedite purpose-built housing</li> <li>Efficiency construction to expedite housing to meet design specific needs</li> </ul>	<ul style="list-style-type: none"> <li>Consider partnerships with modular housing builders to develop modular units where appropriate</li> <li>Consider expedited approvals to streamline the development of modular housing</li> </ul>

Tiny Homes Description	
<p>Tiny homes are small, private, self-contained, year-round residential dwelling units that may be stand-alone residential structures or as an additional unit on an existing property.</p>	
Direction for the Housing Review	
Opportunity	Implementation Strategy
<ul style="list-style-type: none"> <li>• Expedite purpose-built housing</li> </ul>	<ul style="list-style-type: none"> <li>• Consider zoning by-law and Official Plan amendments (e.g., minimum flood requirements) to permit development of tiny homes</li> <li>• Engage with existing residents to understand opportunities for tiny homes on existing property</li> </ul>