Affordable Housing Survey Results

Conducted by the Halifax Regional Municipality
November 2019

Affordable Housing Survey

Halifax Regional Municipality (HRM) affordable housing staff released a broad survey on affordable housing in November of 2018. Due to initial low response rate the survey was resent to a number of municipalities over the course of January to March of 2019. Staff responsible for the survey due to a change in positions were delayed in compiling responses and resending out to respondents. Below are the summarized responses for all survey responses from Nov. 2018 – March 2019. In many cases when data was collected a number of municipalities indicated that they were in the process of developing, adopting, or revising existing policies related to affordable housing. Considering this the reader is encouraged to visit the following municipalities websites or contact the municipality for updates.

- City of Moncton, NB – April, 2019 – Affordable Housing Plan released (Doc in attached files)
- Town of Wasaga Beach, ON – Official Plan update underway that would see affordable housing policies included
- City of Charlottetown, PEI – Sept., 2018 initial Housing Incentive program proposed – details pending (Doc in attached files)
- Northumberland County, ON – Northumberland County Affordable Housing Strategy – released February 2019 (Doc in attached files)

In terms of responses there were approximately a total of 251 Municipalities contacted and invited to complete the survey. Some submitted responses via email rather than the online survey platform. All responses were added the Excel document which is attached.
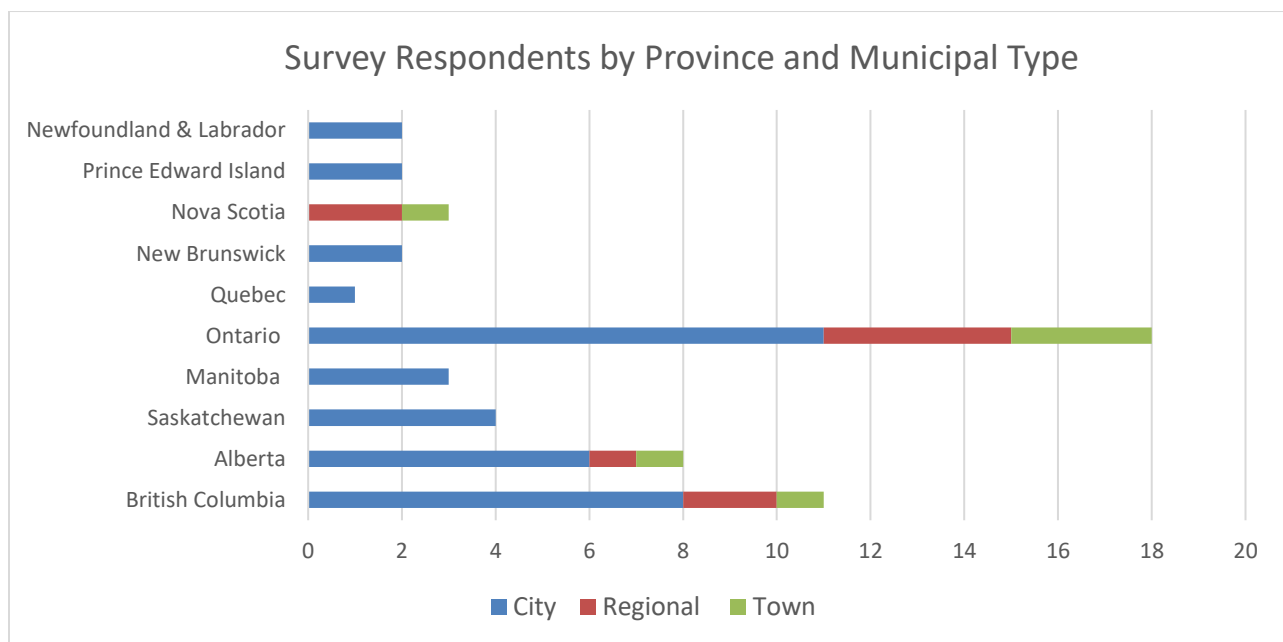
- Total responses: 54.
    - 13 incomplete
    - 41 Complete

The overall response rate was: 21.5%, the completed survey response rate: 16.3%, which still falls within the range of a reasonable response rate for an external survey. The respondents were coded as to their province (as legislation has a large impact on powers) and by municipal type. The majority of responses came from Ontario and were cities.

Respondents by Province and Municipal Type

Province	City	Regional	Town	Total
British Columbia	8	2	1	**11**
Alberta	6	1	1	**8**
Saskatchewan	4	0	0	**4**
Manitoba	3	0	0	**3**
Ontario	1	4	3	**18**
Quebec	1	0	0	**1**
New Brunswick	2	0	0	**2**
Nova Scotia	0	2	1	**3**
Prince Edward Island	2	0	0	**2**
Newfoundland & Labrador	2	0	0	**2**
Total	**39**	**9**	**6**	**54**

The following chart breaks down respondents by their province and municipal type (either City, Regional, or Town). Ontario, Alberta, and British Columbia provided both the most responses the most diverse in terms of municipal type.


Questions 1 – 3 of the survey were used as identifiers of the geography and the individual respondent and their role within the municipality. The following sections provide first the question posed and then a summary of the responses. Where appropriate open-ended responses to questions are provided.

Question Summaries

Q4 - Is social housing the responsibility of the Provincial Government in your municipality?

For the majority of respondents, the provision of social housing is the responsibility of the provincial government. In 24% of the cases that responsibility is shared between the municipal and provincial government. In Ontario the following municipalities identified themselves as having the primary responsibility for social housing: City of Peterborough, Northumberland County, County of Simcoe, City of Toronto, City of Kingston. In the cases where respondents indicated Other – these were cases where a regional government body was responsible for the delivery of social housing programs. All three cases were in Ontario.

Q4 - Is social housing the responsibility of the provincial government in your municipality?

Other 7%
Shared 24%
Yes 54%
No 15%
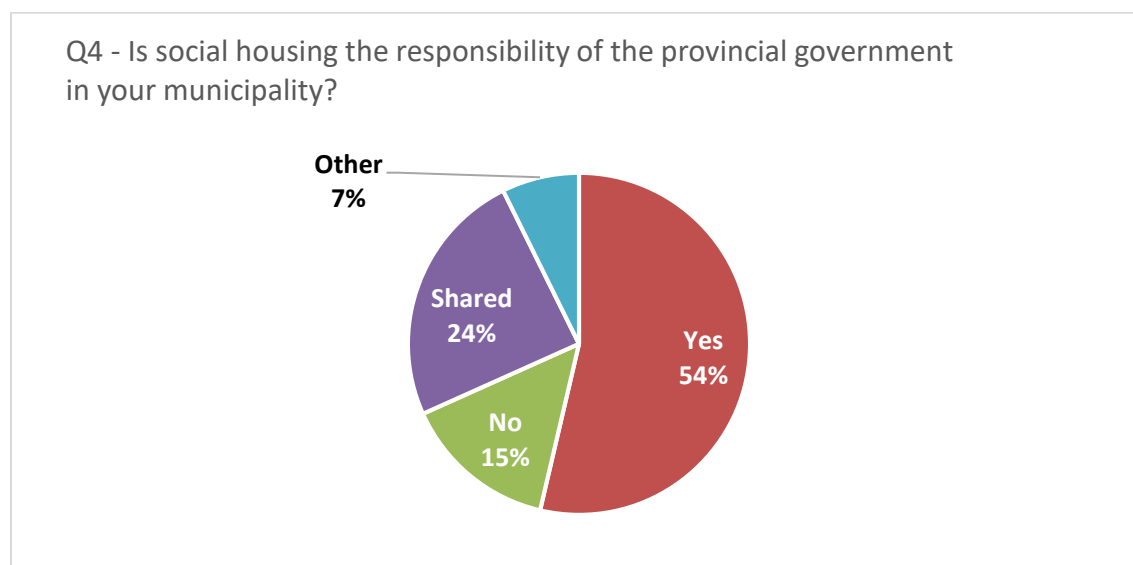
Responses for Other

City of Brampton   ON   City

It is the responsibility of the upper-tier government, Region of Peel

City of Greater Sudbury ON   City

Greater Sudbury is the Service Manager for social housing in accordance with rules set out by the Province of Ontario in the Housing Services Act, 2011

City of London as "Service Manager" for the City of London and County of Middlesex   ON   City

Service Managers play the administration function.   HDC as the affordable housing development body of the City of London is supporting regeneration work. Public housing is divested to municipalities as business corporations. Other social housing providers are independent non-profits and co-ops under service agreements.

Q5- Are there Provincial policies, regulations, or legislation that direct or require you to address affordable housing need in your municipality?

The majority of respondents indicated that provincial policies required or directed them to address affordable housing in some form. Details on these policies are provided below.

Q5 - Are there Provincial policies, regulations, or legislation that direct or require you to address affordable housing in your municipality?

- No Response 5%
- No 41%
- Yes 54%
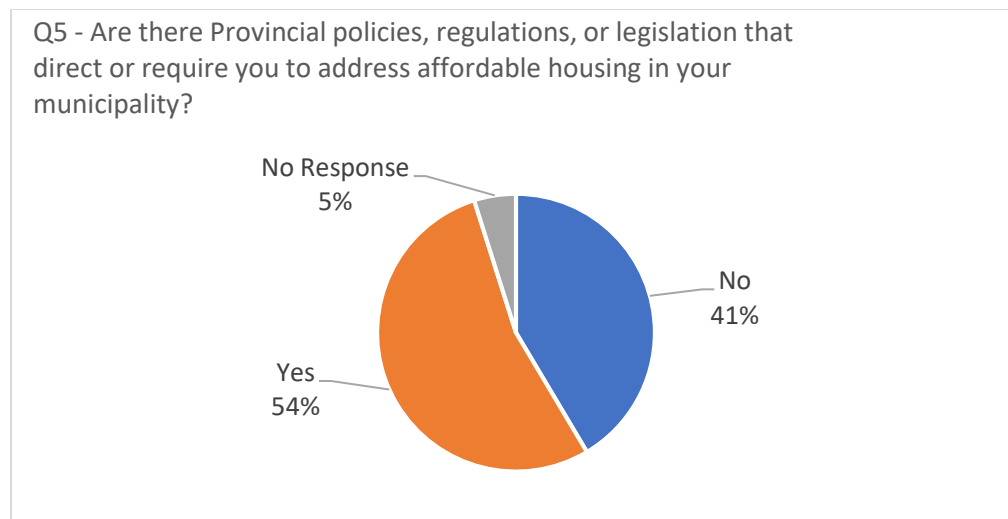
The municipal units that identified that provincial legislation, regulation or policy compel them to address affordable housing all came from either Ontario, British Columbia, Saskatchewan and Nova Scotia.

BC's Legislation - Local Government Act - requires that municipalities official plans have affordable housing policies and consider the mandatory housing needs assessment.

BC – Local Government Act
Content and process requirements
473 -(2) An official community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing.

(2.1) Unless a local government is exempted, or is in a class of local governments exempted, under section 585.11 [application of this Division], the local government must consider the most recent housing needs report the local government received under section 585.31 [when and how housing needs report must be received], and the housing information on which the report is based,

(a) when developing an official community plan,

(b) when amending an official community plan in relation to statements and map designations under subsection (1) (a) of this section, or

(c) when amending an official community plan in relation to housing policies under subsection (2) of this section.

ON, Planning Act, Provincial Policy Statement, Housing Services Act - require the adoption of policies to support a variety of housing needs.

ON - PLANNING ACT - PART I
PROVINCIAL ADMINISTRATION
Provincial interest
2 The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:
(j)   the adequate provision of a full range of housing, including affordable housing;

Official plan
Contents of official plan
16 (1) An official plan shall contain,
(a.1)   such policies and measures as are practicable to ensure the adequate provision of affordable housing;

Additional residential unit policies
(3) An official plan shall contain policies that authorize the use of additional residential units by authorizing,
        (a)   the use of two residential units in a detached house, semi-detached house or rowhouse; and
        (b)   the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. 2019, c. 9, Sched. 12, s. 2 (1).

Inclusionary zoning policies
(4) An official plan of a municipality that is prescribed for the purpose of this subsection shall contain policies that authorize inclusionary zoning by,
        (a)   authorizing the inclusion of affordable housing units within buildings or projects containing other residential units; and
        (b)   providing for the affordable housing units to be maintained as affordable housing units over time. 2016, c. 25, Sched. 4, s. 1 (2).

1.1 Managing and directing land use to achieve efficient and resilient development and land use patterns
1.1.1 Healthy, liveable and safe communities are sustained by:

  b. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term

> care homes), recreation, park and open space, and other uses to meet long-term needs;
>
> **Provincial Policy Statement**
>
> 1.4 Housing
> 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to
> meet projected requirements of current and future residents of the regional market area by:
>
> establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
> permitting and facilitating:
>
> all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
>
> all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;

SK - Saskatchewan Statements of Provincial Interest requires municipal OCP's and ZB's to provide a variety of housing types but does not specifically say it has to be 'affordable'.

> 6.10 Residential Development STATEMENT OF INTEREST The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social well being of communities.
>
> Planning Documents and Decisions To assist in meeting the province's residential development interests, planning documents and decisions shall, insofar as is practical:
>
> 3. Identify existing and future residential needs of the community along the entire housing continuum; and
>
> 4. Allow for a range of housing options appropriate for development in the community.
>
> "housing continuum" means the range of types of housing in a community and includes shelters, supportive or transitional housing, cooperative housing, rental properties and various other properties regardless of ownership or market characteristics.

NS -Under the Municipal Government Act the Statement of Provincial Interest regarding Housing

requires that municipalities adopt planning policies that accommodate a broad range of housing needs.

Statement of Provincial Interest Regarding Housing

Goal
To provide housing opportunities to meet the needs of all Nova Scotians.

Basis
Adequate shelter is a fundamental requirement for all Nova Scotians.

A wide range of housing types is necessary to meet the needs of Nova Scotians.

Application
All communities of the Province.

Provisions
1.Planning documents must include housing policies addressing affordable housing, special-needs housing and rental accommodation. This includes assessing the need and supply of these housing types and developing solutions appropriate to the planning area. The definition of the terms affordable housing, special-needs housing and rental housing is left to the individual municipality to define in the context of its individual situation.
2.Depending upon the community and the housing supply and need, the measures that should be considered in planning documents include: enabling higher densities, smaller lot sizes and reduced yard requirements that encourage a range of housing types.
3.There are different types of group homes. Some are essentially single detached homes and planning documents must treat these homes consistent with their residential nature. Other group homes providing specialized services may require more specific locational criteria.
4.Municipal planning documents must provide for manufactured housing.

Q6 - Has your municipality contributed to or participated in any affordable housing projects either independently or in partnership with the provincial or federal government?

The majority of respondents had participated in some form of affordable housing project. Details are provided below.

Q-6 Has your municipality contributed to an affordable housing project directly or in partnership?
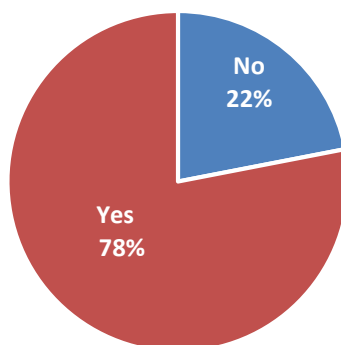
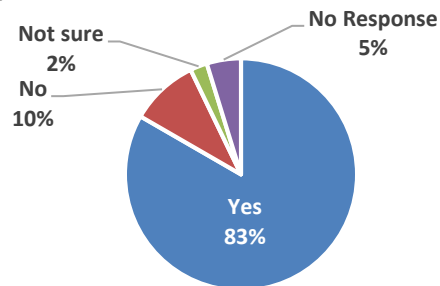| Municipalities that indicated they had been directly or through a partnership involved in affordable housing projects.		
Municipality	**Prov**	**Project Details**
City of Edmonton	AB	We are party to a large number of tri-partite (fed/prov/muni) social housing agreements from the 70s and 80s. In 2006 we received a $135 million transfer from the Province to adminster affordable housing grants. Since then we have also directly and independently funded a number of affordable housing projects through cash grants or land donations.
City of Brooks	AB	Brooks Housing Society, Habitat for Humanity, Women's Shelter
Town of Canmore	AB	Land has been contributed by the Province and in some cases sold by the Province.. The Province is responsible for Senior's Housing and have partnered on projects.
Regional Municipality of Wood Buffalo	AB	Wood Buffalo Housing and Development Corporation
City of St. Albert	AB	Variety of financial incentives for housing of seniors and low income persons. http://pbtech.org/clients/stalbert/inforeq/docs/2018/IR35-2018SupportedHousingPrograms.pdf
The City of Calgary	AB	http://www.calgary.ca/CS/OLSH/Pages/Affordable-housing/Current-housing-developments.aspx
City of Prince George	BC	Mostly through our multi-family and downtown tax incentive programs, which have helped develop multi-family housing, including non-market and seniors housing. In addition, the City has provided land for no cost, below market cost, or on a low cost long term lease to support affordable housing development.

City of Salmon Arm	BC	BC Housing project announced for our community last year for 71 units, and $7 million in Provincial funding. Other projects related to BC Housing and non profit orgs.
Kamloops	BC	In partnership. The City either provides the land, and is a facilitator in another form.
Town of Okotoks	BC	In 2008/09 the Alberta Government provided Municipal Block Funding through a conditional grant. Okotoks partnered with a non profit housing society to use the funds to develop more units of social/subsidized housing.
Nanaimo	BC	The municipality has been an active partner in the development of affordable and supportive housing, through the provision of land, reduction in Development Cost Charges, property tac exemptions, parking variances and other forms of incentives.
District of Squamish, B.C.	BC	We have been given grant funding to develop a 76 unit affordable apartment building.
District of North Saanich	BC	Capital Regional District Regional Affordable Housing Fund and Strategy
Brandon	MN	We have contributed land to multiple affordable houisng projects raning from single family ownership to multifamily units with the Province of MB contributing captial funding.
Saint John	NB	In past years when the programs were available but not recently
City of Moncton	NB	Housing Needs Assessment (2017), Affordable Housing Implementation Plan (Ongoing)
St. John's, Newfoundland	NFLD	We have partnered with the province on three affordable housing developments. Pleasantville housing development through the Surplus Federal Real Property For Homelessness Initiative. This is a 36 unit development owned by the City but the province operates some of the units. Andrews Place is a second affordable housing development which availed of IAH funding. Convent Square is a third development which we also partnered with the province through IAH funding. Outside of developments, we collaborate with both the province and CMHC on affordable housing related initiatives.
Halifax	NS	Through property tax reductions and waiving of building permit fees
Grey County	ON	Several projects where the County has provided funds through the Investment in Affordable Housing program plus we are working on some other projects (e.g. Community Improvement Plan Program that would provide incentives for affordable housing developments). Investment in affordable housing program to build housing.
City of Peterborough	ON	The City of Peterborough has partnered with the federal and provincial governments to create over 700 units of below-market housing. Municipal incentives include capital, development charge rebates, tax incentives, building and planning fee rebates or waivers. Federal and Provincial contributions have been made in the form of capital funding.
Northumberland County, Ontario	ON	Investment in Affordable Housing, Canada-Ontario Affordable Housing Program - both home ownership support with Habitat for Humanity and privately; or the development of affordable rental housing units with private developers

Municipality of Leamington	ON	Ontario Renovates Programs
County of Simcoe	ON	funding to private and non-profit developers plus direct builds by Simcoe County Housing Corporation
City of Toronto	ON	Toronto delivers affordable housing both independently and in partnership with the provincial and federal governments
Town of Wasaga Beach	ON	The Town partnered with the upper-tier municipal government, the County of Simcoe, to utilize Provincial/Federal 'Investment in Affordable Housing (IAH)' funding to build a 99 unit affordable housing building. The building is currently under construction. Info contained within this link: https://www.simcoe.ca/SocialHousing/Documents/6-Brad%20Spiewak.pdf
City of Brampton	ON	Habitat for Humanity - financial incentives.
Sault Ste. Marie	ON	We partially fund DSSAB.
City of Greater Sudbury	ON	The City of Greater Sudbury through provincial funding of $29,670,000 has supported the construction of affordable rental housing. The first project Raiffeisen, Phase 2, located at 117 Montcalm Street in Sudbury, consisted of 68 affordable units out of the 80 units built - recieved $3,685,000 towards the build. Capreol Non-Profit Housing located at 36 Coulson Street in Capreol, received $1,025,000 towards an affordable housing build. The new build contained 20 seniors units and was occupied on January 14, 2010. Another project by Dalron and located at 192 Copper Street in Sudbury. 64 of the 66 units were designated affordable. Approximately $7,800,000 was allocated from the Province for this build. The Sudbury Finnish Resthome located on Fourth Avenue in Sudbury, received $9,480,000 towards senior supportive housing. 61 of 82 units built were designated as affordable. Perry & Perry Developments located at 20 Hill Street in Lively, ON. 32 of 33 units were designated as affordable and the units. Units were partially designated as seniors/seniors supportive. Approximately $7,680,000 was awarded. More details here: https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1127&itemid=12739&lang=en
City of Kingston	ON	Delivery of shared provincial/federal funding under IAH
City of London as "Service Manager" for the City of London and County of Middlesex	ON	We do considerable work with CMHC locally and HDC is the delivery agent for Fed/Prov affordable housing capital programs.
City of Saskatoon	SK	Many projects. The City of Saskatoon provides capital grants and incremental property tax abatements to affordable housing projects.
City of Regina	SK	City provides incentives through Housing Incentives Policy https://www.regina.ca/residents/housing/housing-tax-incentives/

Q7 - In your estimation have these projects (Q6) been successful in meeting the housing issue they were intended to address?

In general most respondents indicated that their investment in affordable housing projects was successful. However, many had caveats regarding why or to what extent they could be determined to be successful.

Q7 - In your estimation have these projects been successful in meeting the housing issue they were intended to address?

Not sure 2%
No 10%
No Response 5%
Yes 83%

Municipality	Prov	Response
City of Edmonton	AB	Yes, however there is still a gap of approximately 50 000 units of affordable housing in Edmonton.
Grey County	ON	They were successful in that they filled a need for affordable housing in Grey County; however is a continued need for more affordable housing units throughout the County. But we need many more funds. The funds through the Investment in Affordable housing program pay for about 5% of the housing needed
City of Salmon Arm	BC	They provide a level of subsidy and rental support based on income and needs.
City of Brooks	AB	They provided the necessary affordable housing for our residents within our community.
City of Peterborough	ON	Yes, with some qualification. The programs are successful for people who have moderate incomes, but not very low incomes. Requirements to develop units at 80% of Average Market Rent have meant that households in greatest need can still not afford rents. Capping the federal-provincial contribution at 75% of construction cost means that on its own - the capital program will only create units at 80% of AMR, and will require additional operating funding to reach deeper levels of affordability.
Saint John	NB	The projects were helpful but the waiting list remains long.
St. John's, Newfoundland	NFLD	Yes, we are able to offer affordable housing under our non profit housing portfolio, several of which are fully accessible.
County of Simcoe	ON	Most new affordable housing development targets 70-80% average market rent. rent supplements needed to serve lo income households.

| District of Squamish, B.C.	BC	Project is not yet out of the ground.
Corner Brook, Newfoundland	NFLD	The Province has contributed in a huge way to affordable housing but there is always room for more.
Quebec City	QC	The AccèsLogis Québec program has made it possible to develop numerous projects responding to the needs of various clienteles. Since the launch of the program in 1997, more than 5,000 housing units have been built in the territory of Quebec City. However, for 3-4 years, the program has been underfunded by the Quebec government and it is very difficult to develop new projects. Construction costs have also risen sharply in recent years. At the same time, there are a littlemore than 2000 households waiting for social housing in Quebec [city, I assume Demand remains strong for one-bedroom or rooming houses.
Town of Wasaga Beach	ON	There is a drastic need for affordable rental units in Wasaga Beach. this project will contain a mix of units, mostly one and two bedroom, with some three bedroom rental units.
City of Brampton	ON	City has only provided incentives to date which has had minimal impact in directly addressing the current housing need within the municipality.
City of Moncton	NB	Affordable Housing Implementation Plan is the sole action plan addressing affordable housing, and has yet to be implemented
Town of Canmore	AB	Projects have assisted in making progress on the housing issue, but have not entirely "solved" the issue.
Sault Ste. Marie	ON	We still have a significant waiting list. Additional projects are planned.
Regional Municipality of Wood Buffalo	AB	Wood Buffalo Housing has completed a variety of projects from Social Housing to Gap Housing to Specialized projects for the teachers, nurses and municipal workers to Home Ownership projects.
City of St. Albert	AB	Mostly yes, however affordable rents at 10% below market dictated by the Provincial agreement is insufficient for most low income households
The City of Calgary	AB	They have helped, however, there is still a huge unmet housing need in Calgary.
City of Greater Sudbury	ON	Yes, however, there still remains a need for additional affordable housing units, both for low income and moderate income households.
City of Kingston	ON	There is not enough funding to address the magnitude of the demand.
City of London and County of Middlesex	ON	This requires more discussion...there is a major change in the NHS and our new Prov. gov't as it relates to funding of capital programs.
City of Regina	SK	These incentives have helped address several housing issues in Regina. Most notably increasing the supply of market rental units. Those at the lowest end of the housing continuum still face significant challenges.

Q8 – Does your municipality have staff or a department/business unit dedicated to affordable housing?

The majority of respondents had in place some form of partnership arrangement with external agencies to look at affordable housing policies. However, many respondents also had staff or departments dedicated to assisting partnership committees. Nearly a third of respondents indicated that they only

dealt with affordable housing issues on an as needed basis, as a consequence housing was often just a portion of staff persons regular work.

| Has Department or Business Unit Dedicated to Affordable Housing	Have Staff Only Dedicated to Affordable Housing	No Department of Business Unit or Staff Dedicated to Affordable Housing/Work done 'As Needed'	Partnership or Committee between Municipality and other agencies on affordable housing
City of Edmonton	City of Brooks	City of Prince George	City of Salmon Arm
Grey County	City of Brampton	Town of Arnprior	City of Kamloops
City of Peterborough	City of Moncton	Town of Okotoks	City of Nanaimo
City of Toronto	City of St. Albert	City of West Kelowna	City of Brandon
City of Saskatoon	City of Charlottetown	Municipality of Leamington	City of Saint John
City of Calgary	Halifax Regional Municipality	Towns of New Glasgow/Pictou/Municipality of Pictou county	Northumberland County, Ontario
City of Kingston	City of Regina	City of Corner Brook	City of St. John's
		Town of Wasaga Beach	County of Simcoe
		Regional Municipality of Wood Buffalo	District of Squamish, B.C.
		City of Summerside	Town of Canmore
		Town of Midland	City of Sault Ste. Marie
		City of St. Catharines	City of Greater Sudbury
		City of Dawson Creek	District of North Saanich
			City of London and County of Middlesex

Q8 - Does your municipality have staff or a department/business unit dedicated to affordable housing?

Partnership or Committee between Municipality and other agencies on affordable housing
34%

Has Department or Business Unit Dedicated to Affordable Housing
17%

Have Staff Only Dedicated to Affordable Housing
17%

No Department of Business Unit or Staff Dedicated to Afffordable Housing
32%
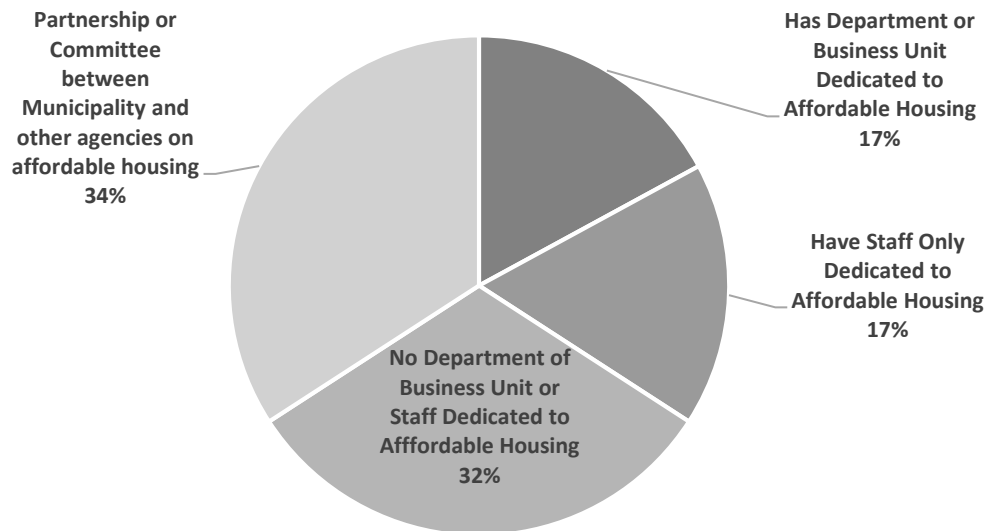
Q9 - Do you track & report on the outcomes of your affordable housing initiatives, strategies, and/or plans?

The majority of respondents indicated that they did not track the outcomes of their affordable housing initiatives, policies, or plans.

Q9 - Does your municipality track & report on the outcomes of your affordable housing initiatives, strategies, and/or plans?

No Response 5%
Yes 41%
No 54%
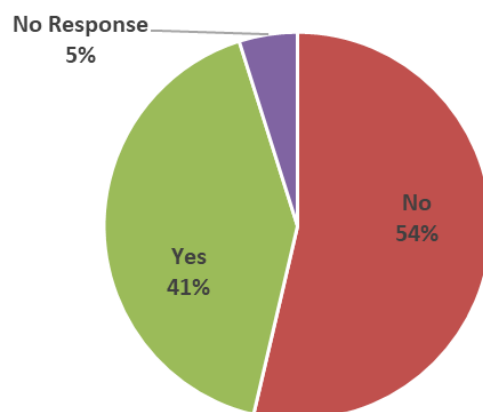
Municipalities that indicated they track and report on affordable housing and provided links to their reports.	
Town of Canmore	AB
Grey County	ON
City of Peterborough	ON
Northumberland County	ON
County of Simcoe	ON
City of Toronto	ON
City of Brampton	ON
City of Saskatoon	SK
City of Kingston	ON
City of Regina	SK
City of Greater Sudbury	ON

Q10 - Does your municipality have an advisory committee (either internal or external) that provides advice to council on affordable housing issues?

48% of all municipalities that responded indicated that they had an advisory committee that provided advice on affordable housing issues. Of the 52% who stated that they did not have an advisory committee on affordable housing – Grey County, ON & Nanaimo, BC have joint committees that provide advice and guidance on the broader subjects of poverty reduction and social planning.

Edmonton also has a separate advisory that deals primarily with social housing - the Social Housing Regeneration Advisory group, established in 2014, a Edmonton Homeless Advisory Committee, established in 2013, both of which feed or fed into the development and implementation of Edmonton's Affordable Housing Strategy – 2016 – 2025.

The City of Salmon Arm's Housing Task Force was established primarily to be prepared to leverage opportunities arising from provincial and federal housing programs, with a strong focus on using municipal property as a catalyst for development.

The City of Peterborough has established a Housing and Homelessness Plan Steering Committee that is broken into three working groups: (A) Emergency Housing Responses Working Group - Emergency shelters and help for people who are homeless; (B) Housing Subsidies and Supportive Housing Working Group - Supports to help people stay housed, including financial, health and social supports; (C) Building Housing Affordability Working Group - Supporting and planning for new builds that will have rents that people can afford.

Q10 - Does your municipality have an advisory committee (either internal or external) that provides advice to council on affordable housing issues?

No
52%

Yes
48%
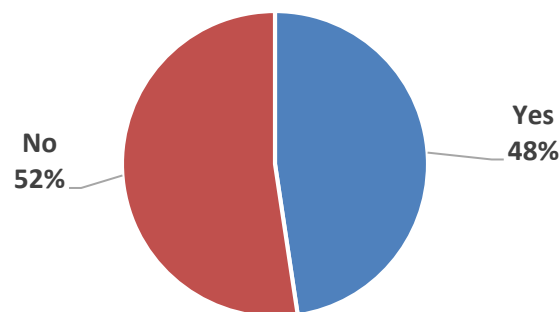
Municipality	Prov	Yes/No	Comments
City of Edmonton	AB	Yes	We have an Non-market Housing Providers Group that was created through a City Council initiative on Affordable Housing.
Grey County	ON	No	The housing department reports directly to council. Grey Bruce also has a Poverty Task Force that looks at housing issues among other poverty related issues. https://povertytaskforce.com/
City of Salmon Arm	BC	Yes	Housing Task Force. Created in 2018. Selected group of individuals in the development industry, non profit orgs., First Nations and other stakeholders.
Kamloops	BC	Yes	We have Social Planning Council and various other community tables that the topics are discussed at. We have a weekly conference call with BC Housing and sheltering agencies as well to discuss needs and gaps
Town of Okotoks	BC	Yes	Okotoks Affordable Housing Task Force.
City of Brooks	AB	Yes	Grasslands Regional FCSS (Quality of Life Survey).
Nanaimo	BC	No	We did have the Social Planning Advisory Council, but this was combined with the Culture and Heritage committee to create the Community Vitality Committee. This may change again though.
City of West Kelowna, BC	BC	Yes	Only through the Advisory Planning Commission which comments on (almost) all land use matters to Council
City of Peterborough	ON	Yes	A newly-created Housing and Homelessness Plan Steering Committee has been created to guide the work of the Plan. It includes City staff, municipal representatives from City and County Councils, stakeholder and agency staff, and people with lived experience.
Saint John	NB	Yes	Human Development Council

Northumber-land County, Ontario	ON	No	unofficial, we have undertaken the development of an affordable housing strategy - initial framework can be found on our website in Council meeting minutes from September 2018. It is anticipated that the full report will be presented in March. Staff from Planning, Housing, Finance are directing this project.
St. John's, Newfoundland	NFLD	Yes	Affordable housing working group. Details can be found here: http://www.stjohns.ca/council-committee/affordable-housing-working-group-0
Quebec City	QC	Yes	As part of the work leading up to the realization of the Housing Vision, the City of Quebec has set up a Council of Partners whose mandate is to advise the city and to suggest orientations and courses of action in line with housing (not just affordable housing).
City of Brampton	ON	Yes	The City's affordable housing advisory committee consists of housing experts and stakeholders including regional and municipal staff, representation from the development sector, not-for-profit sector, and advocates, plus other levels of government. The role of the committee is to provide insight on draft policies, and principles, toools and incentives to support the implementaion of the City's affordable housing objectives.
City of Moncton	NB	Yes	Ad-hoc, internal committee for the development of the Affordable Housing Implementation Plan; additional committees / task forces may come from the implementation of items in the Plan
Town of Canmore	AB	No	Although we do have an arms length "Canmore Community Housing Corporation". They are governed by a board, but do not specifically provide advice to Council.
City of Greater Sudbury	ON	Yes	We have a working group of staff: https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=1264&itemid=14656
Midland	ON	Yes	There's a North Simcoe Housing Working group that provides recommendations to the County Council.
District of North Saanich	BC	Yes	There is a planning advisory commission but affordable housing is not the only policy consideration
City of Kingston	ON	Yes	https://www.cityofkingston.ca/city-hall/committees-boards/housing-and-homelessness-committee
City of London and County of Middlesex	ON	Yes	Board of HDC. As a shareheld corporation, expert (volunteer) board members approved by Council
City of Regina	SK	Yes	https://www.regina.ca/residents/council-committees/learn-boards-committees/mayor-housing-commission/index.htm

Q11 – Does your municipality have a standing committee of council that deals with affordable housing matters?

The majority of respondents (79%) did not have a standing committee of Council that addressed housing issues exclusively.
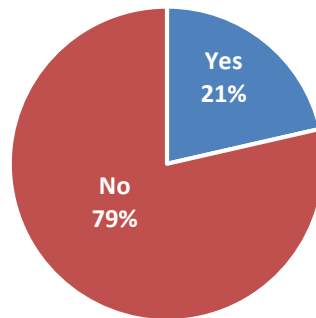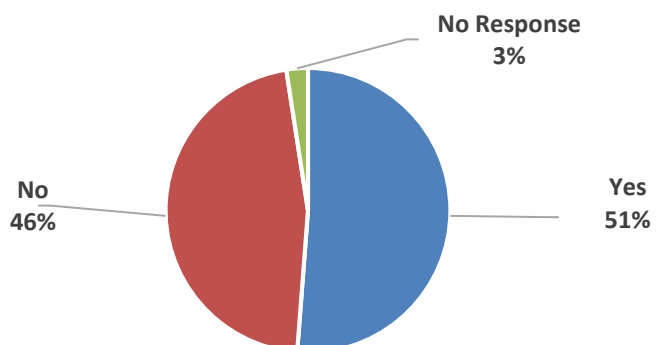
The following municipalities said that they did have a standing committee of Council that dealt primarily or exclusively with affordable housing.

- City of Prince George
- City of Salmon Arm
- City of Brooks
- City of West Kelowna, BC
- City of Toronto
- City of Moncton
- City of Saskatoon
- Charlottetown PEI
- City of London as "Service Manager" for the City of London and County of Middlesex
- City of Regina

Q12 - Does your municipality have a specific fund or budget for affordable housing?

The majority of respondents did indicate that they had a fund that was specific to affordable housing. Fund details are provided below.

Municipality	Fund Details
City of Edmonton	http://sirepub.edmonton.ca/sirepub/agdocs.aspx?doctype=agenda&itemid=71719
Grey County	https://www.grey.ca/affordable-housing/investment-in-affordable-housing-program Department part of overall budget, IAH program dedicated to affordable housing
City of Salmon Arm	Recently created Affordable Housing Reserve. Current balance is approximately $200,000. Derived from Building Permit revenue surplus.
Kamloops	We have an Affordable Housing Reserve Fund that provides an opportunity for funding to those who may not be eligible for Development Cost Charge exemptions
Nanaimo	We have the Housing Legacy Reserve, which receives an annual allocation of $165,000 from the budget and also receives some monies from community amenity contributions tied to rezonings (this may be a BC special!)
St. John's, Newfoundland	We have an operational budget and we also offer a housing catalyst grant annually. Information on this grant can be found here: http://www.stjohns.ca/living-st-johns/your-city/city-grants#Housing_Catalyst
County of Simcoe	200K Development charges rebate program
District of Squamish, B.C.	Housing Contracted Services - annual
City of Toronto	Toronto collects Development Charges and provides a portion to affordable housing. See "subsidized housing" here: https://www.toronto.ca/legdocs/mmis/2018/ex/bgrd/backgroundfile-118273.pdf
Quebec City	The Social Housing Fund
Town of Canmore	http://canmorehousing.ca/documents
City of Saskatoon	Affordable Housing Reserve
The City of Calgary	Public housing reserve fund (see affordable housing service line of business plan 2019-2022 (One Calgary)
District of North Saanich	The District provides $ to the Capital Regional District affordable housing fund annually
City of Kingston	https://www.cityofkingston.ca/residents/community-services/housing/programs
Halifax	Shared grant program - Community Grants - $5,000 - $25,000 – larger amounts for capital investment.
City of London and County of Middlesex	$2,000,000 Allocation to HDC for projects, $500,000 allocation to HDC for admin. Funds for other related policies.
City of Regina	Social Development Reserve

Q13 - Do you have a strategy or plan that is separate from your official plan or land use plan that specifically addresses affordable housing?

The majority of municipalities indicated that they did have a specific housing related strategy (57%). Of these many were part of housing and homelessness strategies formed in partnership with external agencies or the province. In most cases strategies had 10 year time frames in support of targets. In the case of West Kelowna (Official Community Plan) and Halifax Regional Municipalities (Regional Plan) their housing policies were adopted into their planning documents. The City of Summerside, PEI, indicated that they would adopt a policy going forward in 2019. The plans provided by respondents will be provided as part of this package.
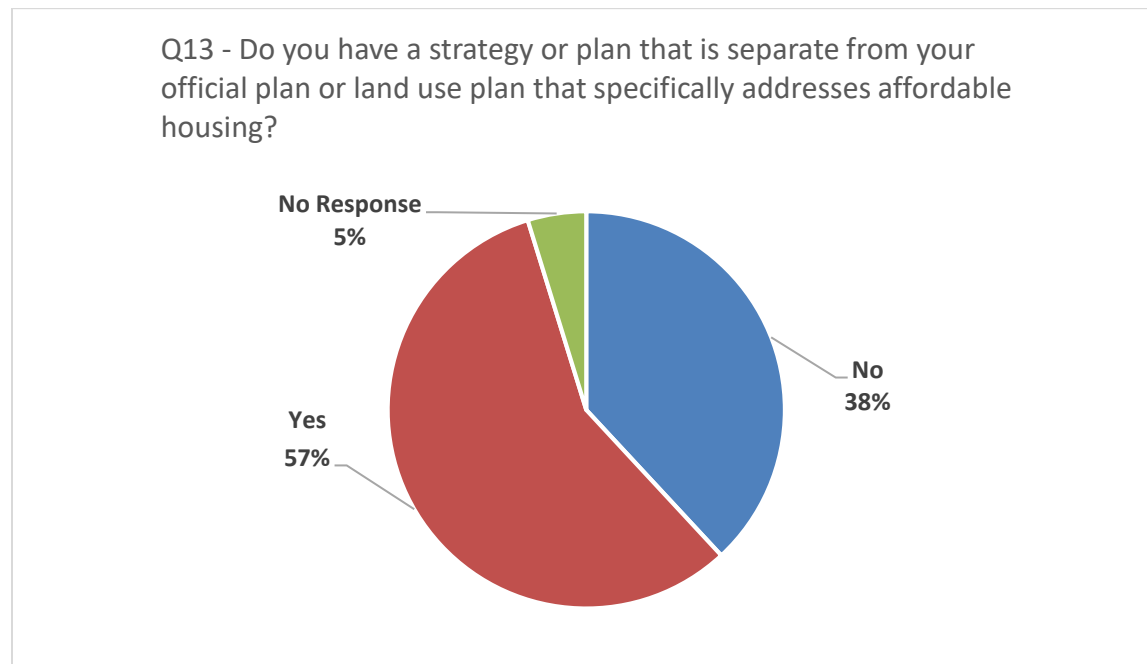
Q13 - Do you have a strategy or plan that is separate from your official plan or land use plan that specifically addresses affordable housing?

No Response 5%

No 38%

Yes 57%

Q14 - Has your municipality adopted targets for affordable housing?

The majority of municipalities had not adopted targets for affordable housing. In terms of those who had there were a range of the types of targets that municipalities had adopted. The City of Kingston adopted 25% of new units to be affordable (Official Plan policy); which staff indicated was difficult to achieve. The County of Simcoe had indicated they had adopted a specific unit amount (2,685 new units) over 10 years. In the case of Halifax Regional Municipality, the targets while specific were adopted on partnership with a range of other govt levels and non-profits. City of Toronto has a firm target of 1,000 affordable rental homes and 400 affordable ownership homes annually. A few respondents indicated that they would be adopting targets in a later date as part of their development of housing plans or official municipal plans.

- Northumberland County, Ontario - at the time of the survey was in the process of drafting their affordable housing strategy.
- City of Brooks - currently in the process of creating targets
- City of Moncton - not yet; draft Plan to be reviewed by Council in the New Year

- Sault Ste. Marie -will have specific targets in the new Official Plan which is currently being developed.
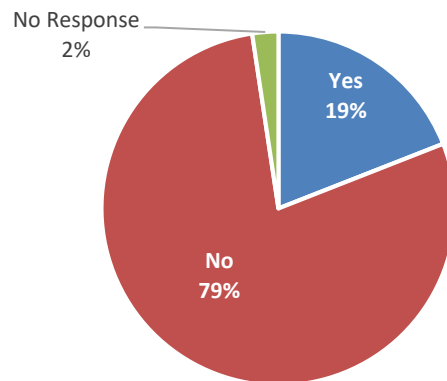
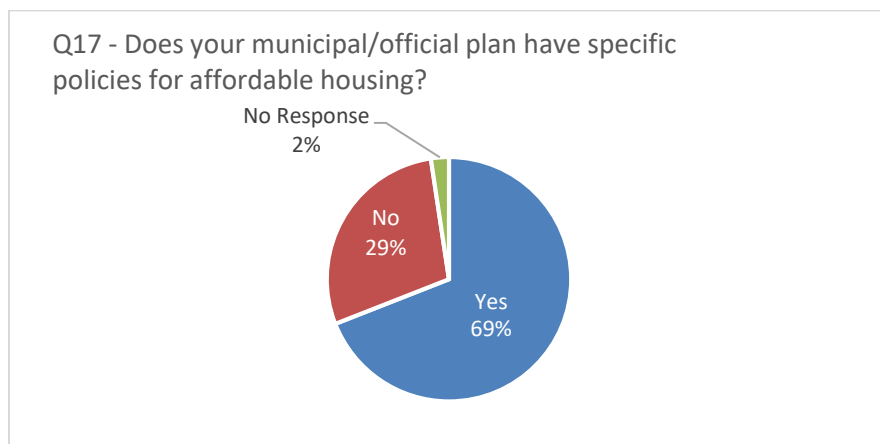### Q14 - Has your municipality adopted targets for affordable housing?
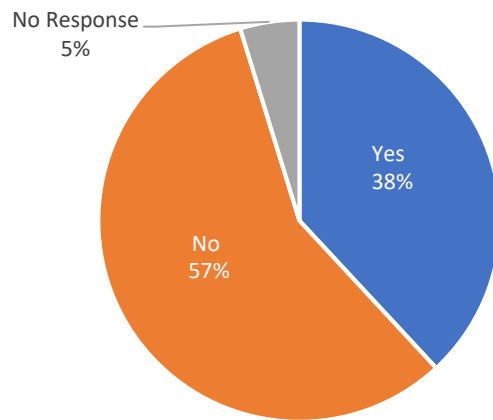
Q16 - Does your municipality have a no-net-loss policy or similar regarding affordable housing (e.g. a condominium conversion policy to prevent loss of rental units?)

Condo conversion or no-net loss policies were not common amongst respondents. Only 17% indicated having some form of policy on the issue. Unsurprising these were primarily only in larger urban centres.

Municipality	Prov	No-Net Loss or Conversion Policy
Nanaimo	BC	The City has a policy that does not permit conversion to condos when the vacancy rate is less that 3%
District of Squamish, B.C.	BC	We prevent condominium conversion of existing occupied buildings. We have general policy in our Official Community Plan against the conversion of mobile home parks. We have policy in our Official Community Plan that requires no net loss of a rezoning of a rental property, that would be enacted at the rezoning stage.
City of Toronto	ON	https://www.toronto.ca/311/knowledgebase/kb/docs/articles/city-planning/strategic-initiatives,-policy-and-analysis/rental-housing-protection-demolition-and-conversion-control.html
City of Saskatoon	SK	Condo conversions restricted during times of low vacancy rates.
District of North Saanich	BC	Encourages no net loss
St. Catharines	ON	Condo conversion policy see page 42 of Official Plan https://www.stcatharines.ca/en/buildin/resources/City-of-St.Catharines-Official-Plan-Garden-City-Plan-as-amended.pdf
City of London as "Service Manager" for the City of London and County of Middlesex	ON	condo policies do not fully negate loss of units or the rental rates. Only the process of conversion. SEE: https://www.london.ca/business/Planning-Development/planning-applications/Pages/Condominiums.aspx
City of Regina	SK	We have a condo conversion policy https://www.regina.ca/residents/housing/condominium-conversions/index.htm

Q17 - Does your municipal/official plan have specific policies for affordable housing?

Most respondents indicated that they did have some form of policy support in their official planning documents. In most cases the documents made reference to policies that went beyond land use and development control and included partnerships and establishing various program or research objectives around affordable housing. The document references are provided below.

Q17 - Does your municipal/official plan have specific policies for affordable housing?

No Response 2%
No 29%
Yes 69%

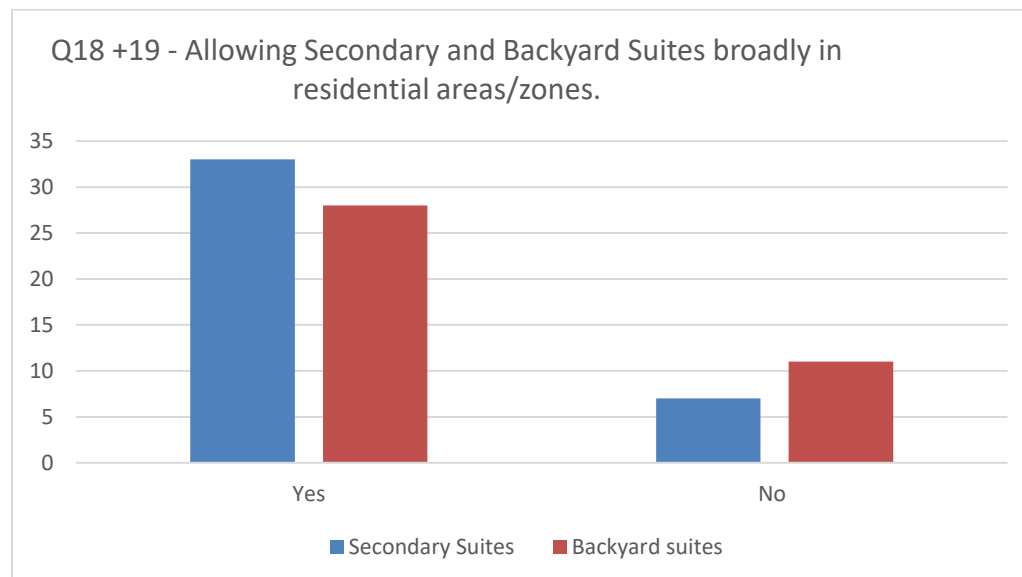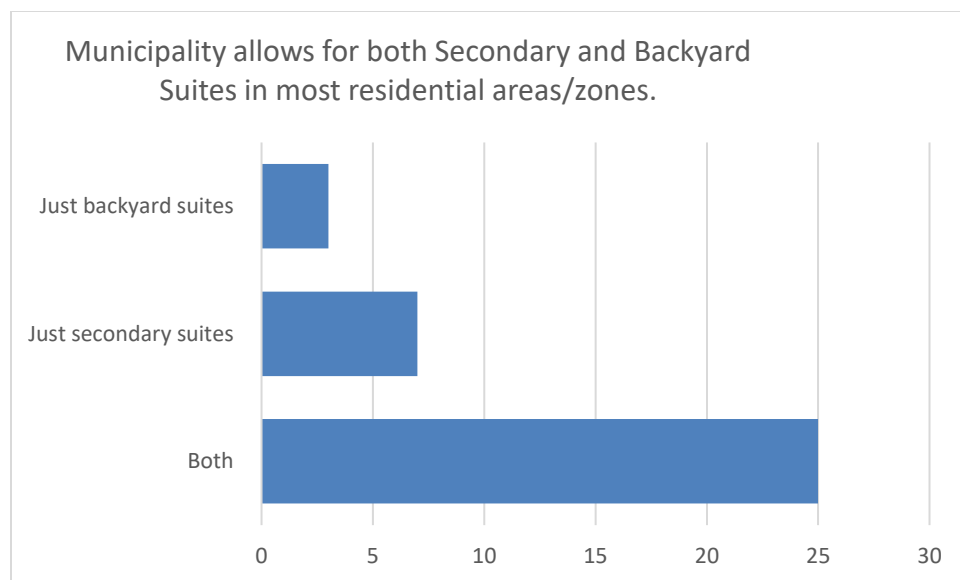| Municipality	Plan Reference
City of Prince George	OCP Section 7.5 B. Policies 13.3.30, 13.3.31, 13.4.15 https://bylaws.princegeorge.ca/Modules/bylaws/Bylaw/Download/df8353e7-7824-49d6-92a4-98de997eff03
Grey County	Section 4.2 of adopted Official Plan - https://council.grey.ca/meeting/getPDFRendition?documentObjectId=7412c307-da26-4c53-95b8-914541e53666 surplus lands, incentives, secondary suites https://www.grey.ca/planning-development
City of Salmon Arm	To cooperate and work with senior levels of government; recognizes those entities as being primarily responsible.
Town of Arnprior	Arprior Official Plan: https://arnprior.ca/wp-system/uploads/2013/12/By-Law-6723-17-Official-Plan-Document.pdf
Kamloops	Kamloops Plan: https://kamloops.civicweb.net/document/81095
Nanaimo	Our Official Community Plan has a section on affordable housing - https://www.nanaimo.ca/property-development/community-planning-land-use/community-plans/official-community-plan
City of West Kelowna	West Kelowna Plan: https://www.westkelownacity.ca/en/city-hall/resources/Documents/0100-Official-Community-Plan---Section-3.pdf
City of Peterborough	There will likely be updated targets in the Official Plan, which is currently under review: Section 2.1.7 and 2.4.3.4 in the Official Plan: http://www.peterborough.ca/Assets/City+Assets/Planning/Documents/Official+Plan.pdf?method=1
District of Squamish, B.C.	Waiving building permit fees and development cost charges for accessory dwellings. We have a permit expediting policy for affordable housing projects.
Corner Brook, Newfoundland	Cornerbrook plan: http://www.cornerbrook.com/wp-content/uploads/2018/09/CB_IMSP_Official-copy_AUG-2018.pdf
City of Toronto	See 3.2.1 HOUSING at https://www.toronto.ca/wp-content/uploads/2017/11/981f-cp-official-plan-chapter-3.pdf

Town of Wasaga Beach	The Town's Official Plan is in the process of being updated, and will include affordable housing policy and targets. A new Official Plan Amendment for the Downtown includes policies on affordable housing (under appeal): https://www.wasagabeach.com/Planning%20Notices/Downtown%20OPA %2052%20%20-%20signed.pdf
City of Brampton	Section 4.2.5 of Official Plan ; http://www.brampton.ca/EN/Business/planning-development/policies-master-plans/Documents/Sept2015_Consolidated_OP.pdf
City of Moncton	Yes, Section 4: Housing Choice & Affordability ()http://www5.moncton.ca/docs/bylaws/By-law_Z-113_Municipal_Plan.pdf
Town of Canmore	In our Municipal Development Plan (see 5.2.1): https://canmore.ca/documents/guiding-documents/1022-canmore-municipal-development-plan-2016
Sault Ste. Marie	Under development to be consistent with Provincial policy.
Regional Municipality of Wood Buffalo	Municipal Development Plan Section 4.2.2 Expand Affordable Housing Supply
City of St. Albert	MDP sections 4.0, 4.6, 4.7, 4.9,
City of Saskatoon	Saskatoon official plan: https://www.saskatoon.ca/sites/default/files/documents/city-clerk/civic-policies/C09-002.pdf
The City of Calgary	Calgary municipal development plan: http://www.calgary.ca/PDA/pd/Documents/municipal-development-plan/mdp-municipal-development-plan.pdf
City of Greater Sudbury	Section 18 of the Official Plan: https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/official-plan/official-plan/op-pdf-documents/current-op-text/
St. Catharines	Condo conversion policy see page 42 of Official Plan https://www.stcatharines.ca/en/buildin/resources/City-of-St.Catharines-Official-Plan-Garden-City-Plan-as-amended.pdf
City of Kingston	Some in the Official Plan and 10-Year Housing Plan
Halifax	Regional Plan: https://www.halifax.ca/sites/default/files/documents/about-the-city/regional-community-planning/RegionalMunicipalPlanningStrategy.pdf

City of London and County of Middlesex	Many significant sections: https://www.london.ca/business/Planning-Development/Official-Plan/Pages/The-London-Plan.aspx

Q18 - Does your municipality permit secondary suites/accessory apartments in all/most residential zones? & Q19 - Does your municipality permit garden/backyard suites in all/most residential zones?

The majority of respondents indicated that the allows for secondary and backyard suites in most residential zones. Nearly 60% of the respondents indicated that the had policies in place to permit both secondary suites and backyard suites in most zones.

Q18 +19 - Allowing Secondary and Backyard Suites broadly in residential areas/zones.

Municipality allows for both Secondary and Backyard Suites in most residential areas/zones.

The following municipalities permit both secondary and backyard suites widely.

• City of Prince George • City of Edmonton • Grey County • City of Salmon Arm • Kamloops • City of Brooks • Nanaimo • City of West Kelowna, BC • Brandon • City of Peterborough • Towns of New Glasgow/Pictou/Municipality of Pictou county • Town of Wasaga Beach • City of Toronto	• City of Moncton • City of St. Albert • City of Saskatoon • City of Greater Sudbury • City of Summerside • St. Catharines • Charlottetown PEI • City of Dawson Creek • City of London as "Service Manager" for the City of London and County of Middlesex • City of Regina • District of Squamish, B.C. • Corner Brook, Newfoundland

Q 20 – Do you have specific planning policies to support for:

- Seniors housing
- Residential Care/Group Care Housing
- Emergency Housing
- Single Room Occupancy type housing
- Student Housing
- Transitional Housing
- Aboriginal Housing

19 out of 41 respondents indicated that they had specific planning policies in place to support specific forms of housing. This question had many blank responses to housing forms suggesting that respondents were unsure of the exact nature of their planning policies or were unsure of how to respond to the survey question. However, the majority (75%) of those sections that were left blank in this question were answered by housing staff or staff who were assigned housing who worked outside of the planning department. Consequently, its not unsurprising they would be unaware of the specifics of planning policy in their municipality. For example several cities (Sudbury, Toronto, Calgary) did not indicate any specific housing policies for any of the areas suggested, whereas their official plans do contain policies to support the majority of housing forms listed in the question. Overall, policy to support seniors housing appeared to be the most frequent housing form that was targeted through planning policies. Unsurprisingly Aboriginal housing policies were the most limited. Nanimo specifically indicated that there were policies in place that allowed for up to 10 people for rooming houses, or residential shelter in a single unit dwelling provided they enter into a housing agreement.

Specific Forms of Housing Supported in Planning Policy
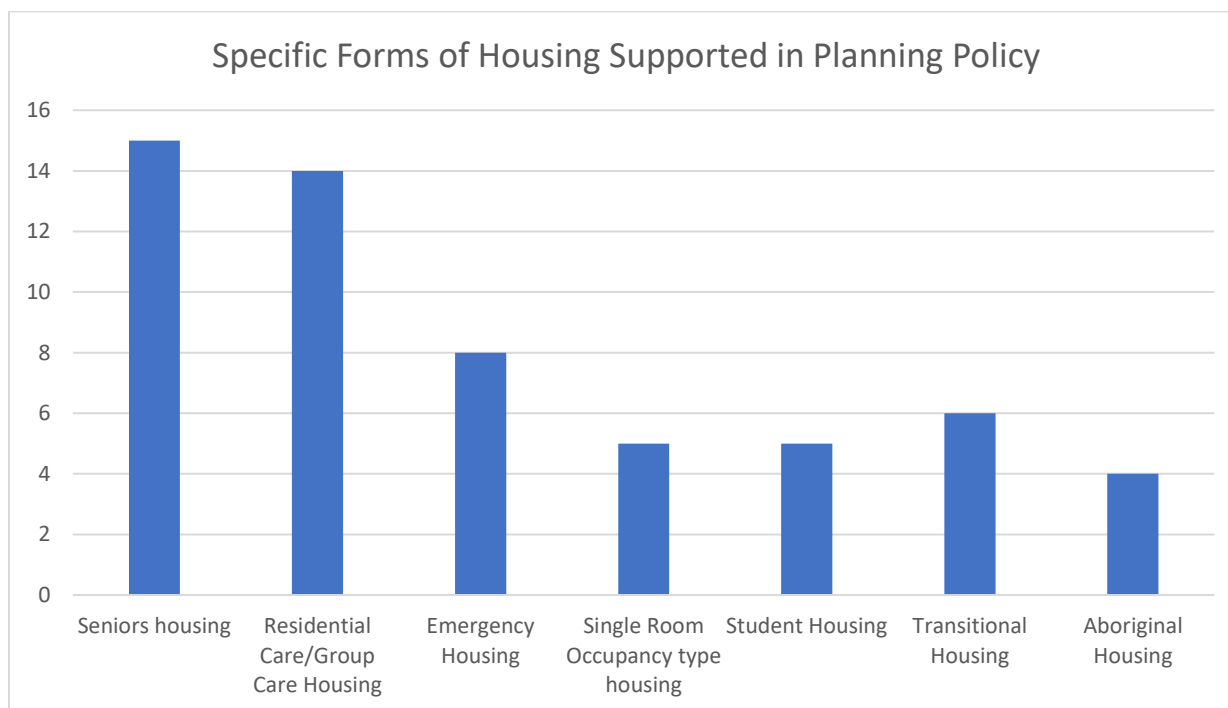
Municipality	Seniors housing	Residential Care/Group Care Housing	Emergency Housing	Single Room Occupancy type housing	Student Housing	Transitional Housing	Aboriginal Housing	TOTAL
City of Prince George	⊖	⊖	⊖	⊖	⊖	⊖	⊖	7
City of Salmon Arm	⊖	⊖	⊖	⊖	⊖	⊖	⊖	7
City of Regina	⊖	⊖	⊖			⊖	⊖	5
Grey County	⊖				⊖	⊖	⊖	4
Kamloops	⊖	⊖	⊖			⊖		4
City of Moncton	⊖	⊖		⊖	⊖			4
City of Edmonton	⊖	⊖	⊖					3
Corner Brook, Newfoundland	⊖	⊖		⊖				3
Halifax	⊖	⊖		⊖				3
City of London as "Service Manager" for the City of London and County of Middlesex		⊖	⊖		⊖			3
City of Greater Sudbury	⊖		⊖			⊖		3
City of West Kelowna, BC	⊖		⊖					2
City of Dawson Creek	⊖	⊖						2
Towns of New Glasgow/Pictou/Municipality of Pictou county	⊖	⊖						2
The City of Calgary	⊖	⊖						2
City of Peterborough		⊖						1
City of Brampton		⊖						1
District of North Saanich	⊖							1

Q21 - Do you have a streamlined or expedited approval process for developments that are or include affordable housing components?

The majority of respondents (71%) indicated that they did not have an expedited approval process for applications that were or included affordable housing components.

Q21 - Do you have a streamlined or expedited approval process for developments that are or include affordable housing components?

No Answer 10%
Yes 19%
No 71%
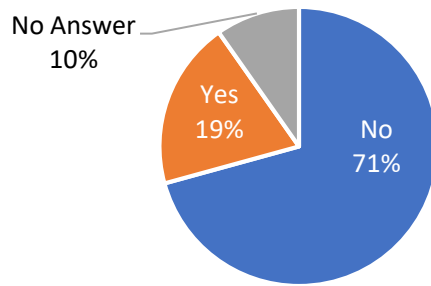
Q22 - Do you waive or reduce any requirements for affordable housing developments?

Overwhelmingly parking was the main development requirement that was waived or reduced. In some cases the standards are lowered as in Quebec City and in other cases the requirement is removed, leaving applicants to determine their own parking requirements, subject to other development control standards.

Under the heading of Other, there were a range of responses. Charlottetown, Grey County, Moncton, London, Edmonton, Town of Wasaga Beach and the Town of Canmore, all indicated that they dealt with exceptions for affordable housing on a case by case basis, though some had formal policies or were developing them to allow for flexibility in planning and development decisions. St. John's specifically indicated that they varied parking on a case by case basis. Specifically, Charlottetown, Moncton, Grey County and the Town of Wasaga Beach where in the process of developing formal plans or policies to support these types of exceptions for affordable housing developments.

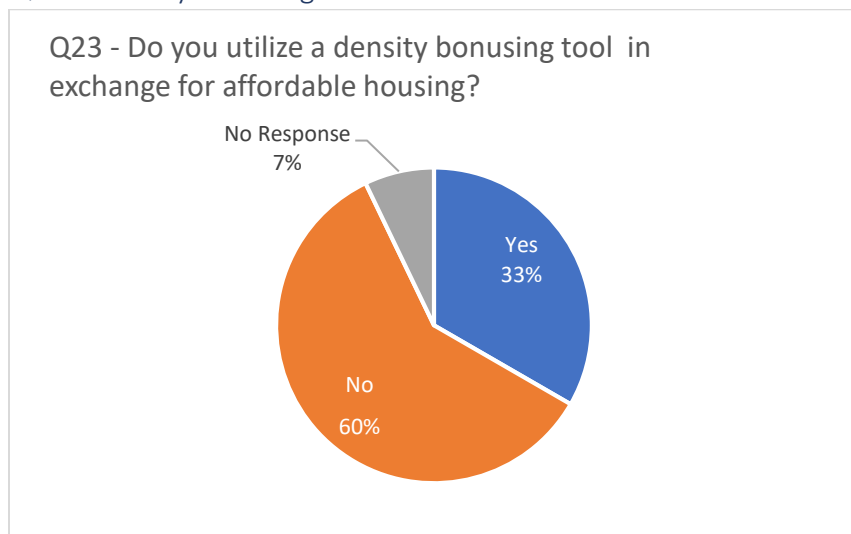Q22 - Do you waive or reduce any requirements for affordable housing developments?
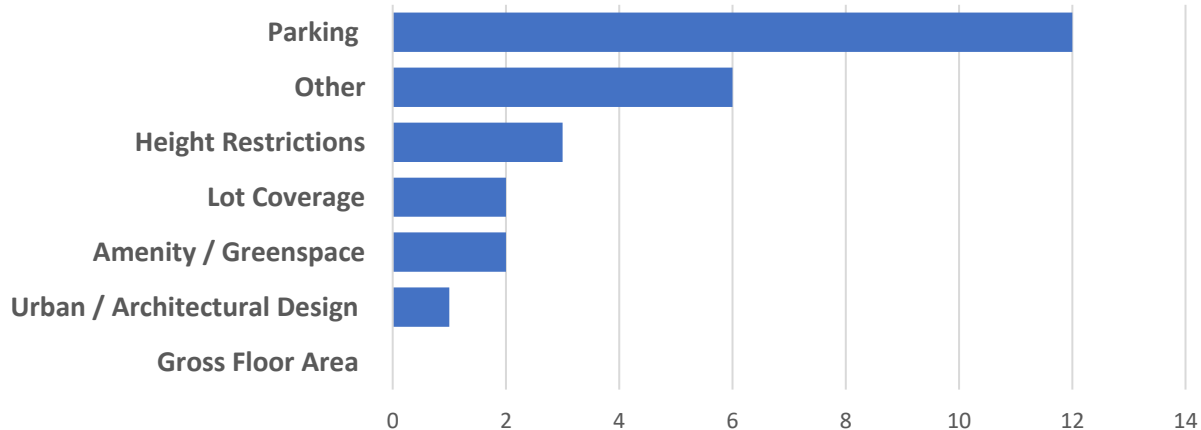
Q23 – 34 Polices and Programs to support Affordable Housing

These questions asked respondents to identify whether they had in place specific policies or programs to support affordable housing, such as density bonusing, tax rebates, etc. These questions constitute Q's 23-34 of survey and are summarized below. Complete responses are included in the attached Excel file, and each Q is broken out separately. Most questions constituted three parts - 1. Did the municipality have the policy or program in place?; and 2. How long did they have the policy or program in place?; 3. could they provide a link to the policy or program? Most respondents did have the policies or programs identified in Q23 - 34 in place in one form or another.

The overall assessment of these in terms of outcomes are that standalone direct financial supports result in a more significant number of units being built. However, municipalities often rely on a mixture of incentives and policies to see longer term affordability in housing, such as mixing density bonusing with tax relief, or grants mixed with exped

Q23 – Density Bonusing

Q23 - Do you utilize a density bonusing tool in exchange for affordable housing?

- No Response 7%
- Yes 33%
- No 60%

Municipality	Time Policy/Program has been in place
City of Edmonton	Since the early 2000s, however it was only formalized as a policy in 2015.
City of Salmon Arm	Over 20 years.
City of Toronto	Since the 1980s
Town of Wasaga Beach	It has been approved by the Town and County but is under appeal at the moment
Town of Canmore	8 years.
St. Catharines	Since 2012
Charlottetown PEI	2013
City of London and County of Middlesex	Just started using it this year through Housing Development Corporation

Q26- Inclusionary Zoning

Q26 - Do you use inclusionary zoning powers?

- No Response 7%
- Yes 7%
- No 86%
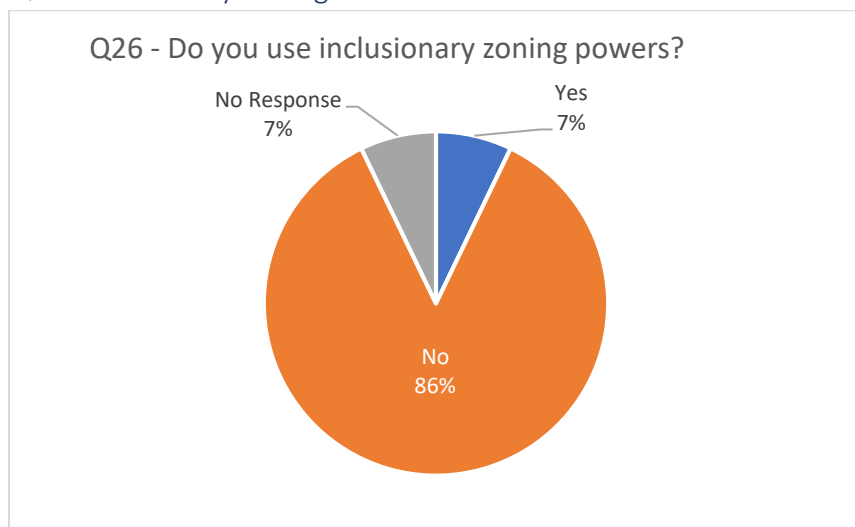
Inclusionary Zoning	
Municipality	**Time Policy/Program has been in place**
District of North Saanich	Bylaw 1464 in process
City of West Kelowna, BC	?
City of Edmonton	2015
	0

Q29 – Grant programs for affordable housing

Grants	
Municipality	**Time Policy/Program has been in place**
City of Edmonton	Since 2006.
Grey County	15 plus years
Kamloops	15 years
Brandon	2008
City of Peterborough	7 years
St. John's, Newfoundland	We are now in our third year
Municipality of Leamington	10 +
County of Simcoe	10 years
City of Toronto	In various forms for multiple decades.
Quebec City	Since 1997
Town of Wasaga Beach	Not yet in place, as it is under appeal.
Town of Canmore	3 years
City of St. Albert	8 years
City of Saskatoon	28 years
The City of Calgary	2 years

City of Greater Sudbury	adopted July 9, 2018, by-law approved September 2018
City of Kingston	(No answer was provided - but given the dates of the Housing Strategy and Housing & Homelessness Plan housing grants were probably initiated in 2013)
City of London and County of Middlesex	Since 2002
City of Regina	Over 20 years

Q29 - Does your municipality run grant programs to support the development of affordable housing units?

No Response 5%

Yes 45%

No 50%
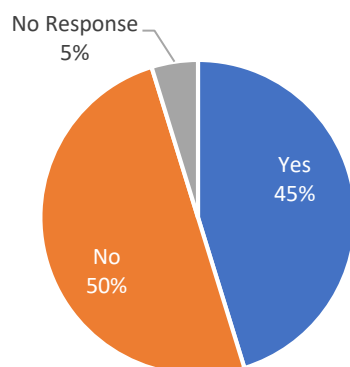
Q31 – Loans for affordable housing

Q31- Do you provide loans for affordable housing units?

No Response , 5%

Yes , 7%

No , 88%
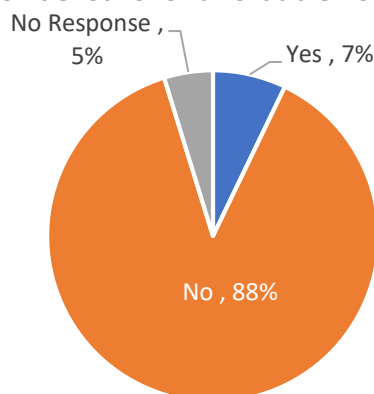
Loans	
Municipality	**Time Policy/Program has been in place**
Grey County	Less than 1 year
County of Simcoe	14 years
City of London and County of Middlesex	2002

Q33 – Tax measures for affordable housing

Do you use tax measures to support affordable housing?

- No Response 7%
- Yes 41%
- No 52%
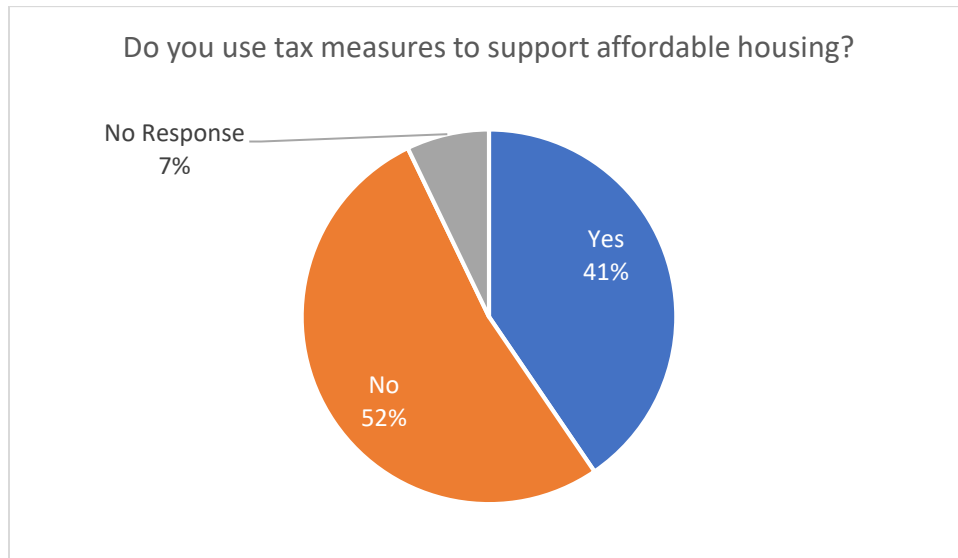
Tax Measures	
Municipality	**Time Policy/Program has been in place**
City of Prince George	The Downtown program has been in place since 2001 Multi-Family has been in place since 2015
City of Edmonton	No Date Provided
Kamloops	No Date Provided
Nanaimo	The Bylaw is from 2016 but I'm sure the practice predates that.
Brandon	2008
City of Peterborough	7
County of Simcoe	14 years
District of Squamish, B.C.	
City of Toronto	Approximately 20 years.
Town of Wasaga Beach	
Sault Ste. Marie	
City of Saskatoon	10years
The City of Calgary	no longer in place
City of Greater Sudbury	varies by program
Halifax	At least 23 years
City of London as "Service Manager" for the City of London and County of Middlesex	2002
City of Regina	Over 20 years

Q35 - Does your municipality waive any of the following types of fees for affordable housing?

Respondents to this question chose Other more than any other category.

- Municipality of Leamington, ON indicated they had no development charges for any residential units.
- In Kelowna, BC the water and sewer rates for secondary suites are 40% of the cost of single family dwelling.
- City of Salmon Arm, BC, indicated that servicing costs and requirements can be waived by council with a bylaw variance / development permit application and that it has been done several times.
- City of London and County of Middlesex indicated that they were developing mechanisms to deal with municipal development related charges however, they may be in a form other than a waiver.
- Edmonton, AB, St. Catharines, ON, and Brampton, ON indicated that they do waive fees but its through an ad hoc system whereby applicants request the waiver from staff or directly from Council.
- City of St. Albert, AB, indicated that they had waived development charges for affordable housing was done, however, this required taking cash from another budget line to cover the necessary cost.

Peterborough, Toronto, St. John's, Calgary, Brampton, Town's of Wasaga Beach, and the District of Squamish were the only municipalities that indicated they had formal policies to reduce more than one type of development related fee that was levied by the municipality. Primarily Building Permit Fees, and Development/Infrastructure Charges were the fees/waived. Town of Wasaga Beach, ON, appeared to be the most aggressive in terms of the range of funding supports that they provided including: property tax grant for twenty years levied at single residential tax rate, paying for and sponsoring the necessary planning approvals, waiving planning and building fees, paying legal fees, rebating the building permit fees, paying for studies related to the development.

Q35 - Types of Fees Waived for Affordable Housing
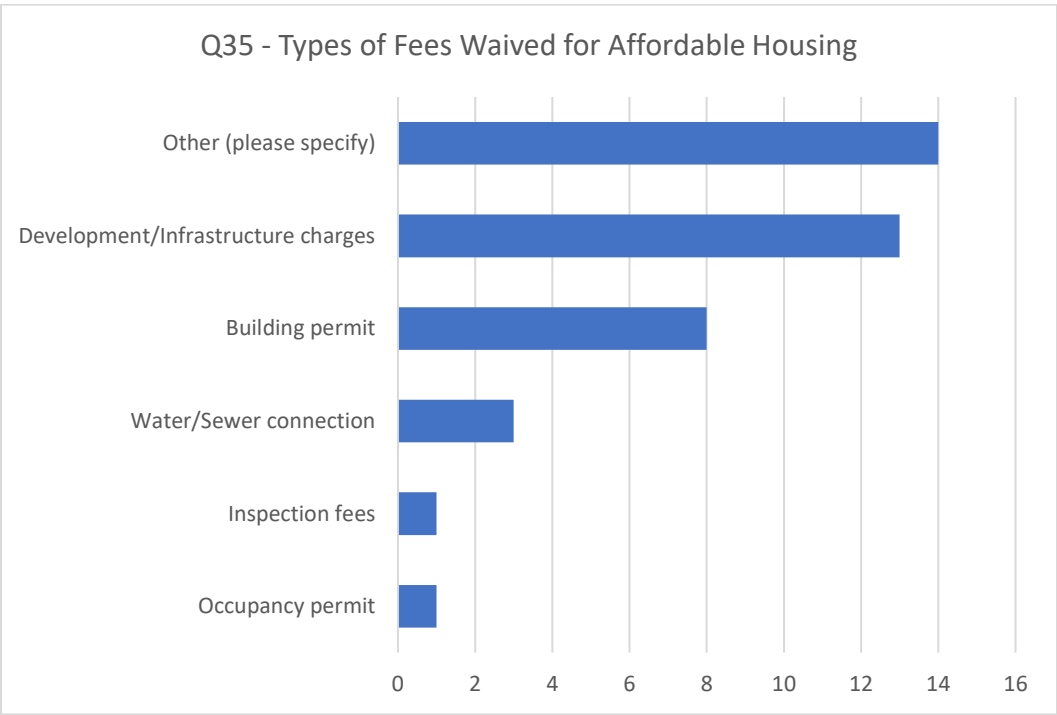
Q36 - Does your municipality focus on affordable housing in specific neighbourhoods or areas of the municipality?

Half of respondents to this question did not indicate that their policies (if they had them) in relation to affordable housing focused on any specific areas or neighbourhoods within the municipality. 40% indicated that they do intentionally try to focus on specific areas. Some of the rationale for doing this is provided below.

Q36 - Does your municipality focus on affordable housing in specfic neighbourhoods or areas?

- No Response 10%
- Yes 40%
- No 50%

Municipality	Province	Policy
City of Prince George	BC	DCC reductions for non-market housing and Tax Incentives for multi-family development are targeted to desired Infill and Growth Priority areas to based on the City's growth management strategy.
City of Edmonton	AB	We currently have a non-market housing investment pause in five inner city neighbourhoods. We have an aspirational target of 16% affordable housing in every residential neighbourhood. Several of our land use plans have targets for affordable housing especially around TOD areas.
Grey County	ON	We encourage affordable housing to be provided in areas that have existing services (e.g. transit, etc.)
Kamloops	BC	It is based on proximity to public transportation in order to connect with services
City of Peterborough	ON	Proximity to transit and amenities.
Saint John	NB	Priority neighborhoods are identified
Quebec City	QC	Priority is focused on disadvantaged neighbourhoods and around future transportation hubs, in order to maintain socially/ economically mixed/diverse neighbourhoods in the context of rising property values.
Town of Wasaga Beach	ON	Right now we have only updated our Official Plan for the Downtown area, which is a focal point for future development growth and also a concentration of older tourism accommodation stock being used for rental housing.
City of Brampton	ON	Directing such uses to key growth areas such as areas well served by transit.
Town of Canmore	AB	Our preference is to distribute units across our town, but the reality is that there are some areas where affordable housing has been concentrated.
The City of Calgary	AB	All neighborhoods, but especially those identified by our multi-criteria site selection evaluation

City of Greater Sudbury	ON	We apply proximity and location criteria, such as proximity to transit and other services.
District of North Saanich	BC	Focus affordable housing near transit and where servicing capacity exists
City of Kingston	ON	Try to avoid over concentration in a particular neighbourhood
Halifax	NS	Areas of traditionally low socio-economic status or areas where density bonusing is available.
City of London and County of Middlesex	ON	Through our work, we look at all neighbourhoods but focus on proximity to transit, amenities etc.
City of Regina	SK	Focus incentives in areas that experience high core housing need and to along with the City's Intensification policies

Q37 –Do you provide funding incentives for creation of specific types of housing?

The overwhelming majority of responses indicated support for rental apartments, closely matched by secondary suites or accessory dwelling units. The least funded form of housing were single room occupancy dwellings, residential care/group home facilities, and single-family homes. These limited responses for these three forms of housing are in some cases due to the jurisdiction of the municipality versus the province in terms of persons in care or direct support for first time homebuyers. In these cases the provincial government is the order of government primarily responsible. St. Catherine's ON, indicated that there was provincial funding specifically intended to offset development charges for housing. In the case of Quebec City, a specific provincial program is in place to support rental housing broadly.

In some cases, housing incentives are focused on specific geographical areas. In the case of the City of Moncton funding is focused on the downtown. The Town of Arnprior, ON focuses specifically on housing in the second floor of downtown buildings. In the case of City of Nanaimo, BC doesn't provide funding incentives per se, but the zoning for personal care facilities (aka supportive housing) and seniors congregate housing (often affordable units) are permitted on Community Service zoned land. Community Service zoned land is not permitted for regular multi-family developments so consequently these forms of housing are not competing for the same parcels as other residential developments. Charlottetown, PEI, was at the time of this survey just initiating work on funding incentives for affordable housing.

Q37 - Do you provide funding incentives for specific forms of housing?
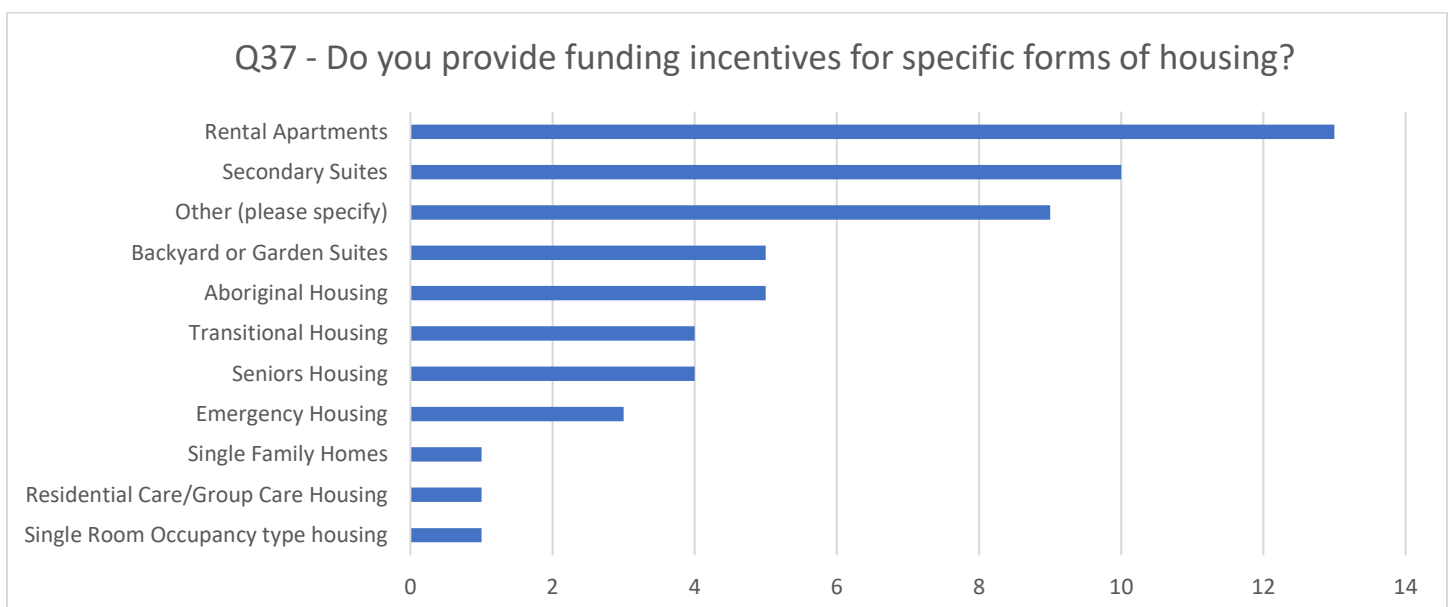
Of the respondents five indicated that they had multiple funding programs available for specific forms of housing. The City of Saskatoon was the municipality that offered the most programs targeting specific forms of housing.

	Rental Apartments	Aboriginal Housing	Backyard or Garden Suites	Transitional Housing	Emergency Housing	Residential Care/Group Care Housing	Other
City of Salmon Arm	Yes						Fee Reductions on higher density developments
City of Peterborough	Yes	Yes		Yes	Yes		
City of Toronto	Yes	Yes	Yes	Yes			
City of Saskatoon	Yes	Yes	Yes	Yes	Yes	Yes	
City of Regina	Yes	Yes	Yes				

Q38 – Is your municipality involved in a community land trust?

Only two of the 42 respondents indicated involvement with a community land trust; Saint John and the City of London and County of Middlesex. The City of Sudbury indicated that they were in the process of establishing a land banking program.

Q39 - Does your municipality leverage municipal land for affordable housing?

The majority of respondents indicated that they did have a policy that supports the leveraging of municipal lands for affordable housing development. Many indicated that they had also engaged in projects that had used municipal land as a significant contribution.

Q39 - Does your municipality leverage municipal land for affordable housing?

No Response, 7%

No, 38%

Yes, 55%
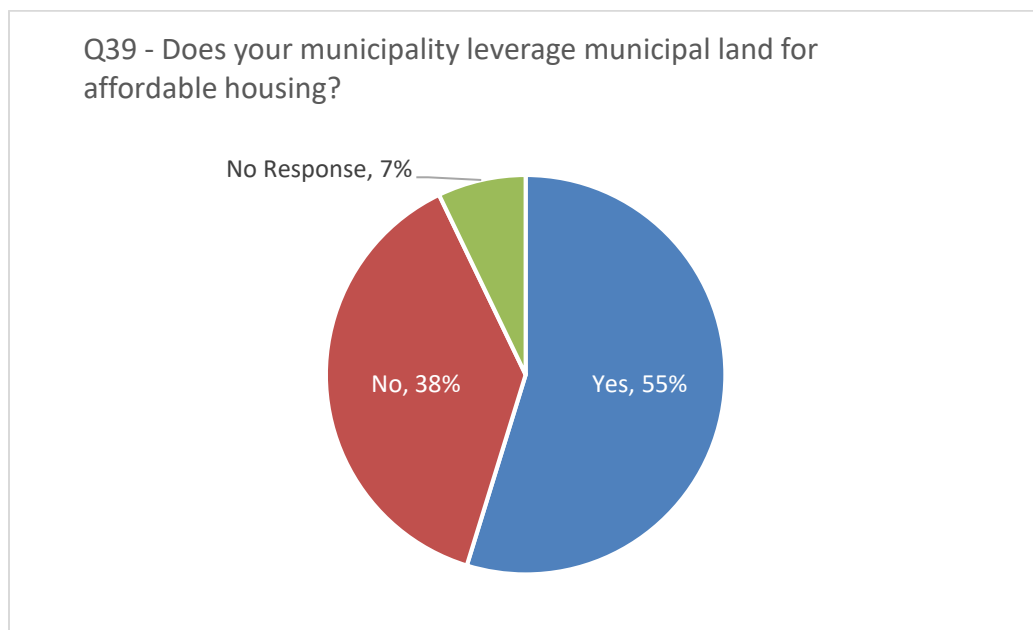
A few municipalities like the District of Squamish, BC and the Town of Canmore, AB indicated that the did release municipal land for affordable housing but it was in large part an ad hoc process. Some municipalities took a more active role in finding a use for municipal properties, In the case of Toronto they are supported CreateTO which acts as the City's land development body and affordable housing is a policy priority.

The City of Brandon, MN, has internal land policy that indicates all surplus lands should be considered for suitability of affordable housing before being sold. This does not guarantee lands will be used for affordable housing but at least ensures affordable housing is considered first. If lands are suitable for affordable housing then they are sold through an RFP process that Not for Profits have first opportunity to develop the lands.

The City of Saint John's had donated land in the past and at the time of the survey was generating an inventory of City owned land that could be potentially redeveloped as affordable housing. The City of Saint John was looking to develop a land banking process in order to in part support the provision of land for affordable housing.

Q40- Does your municipality have a development group/division/agency that acts as a development firm for municipal properties?

The majority of respondents did not have a specific development group/division/agency that acted as a developer for municipal property. Many respondents indicated that they did have policies about the sale and transfer of land, only 24% had an agency working on their behalf for the purposes of activating municipal properties.

Q40 - Does your municipality have a development group/division/agency that acts as a development firm for municipal properties?
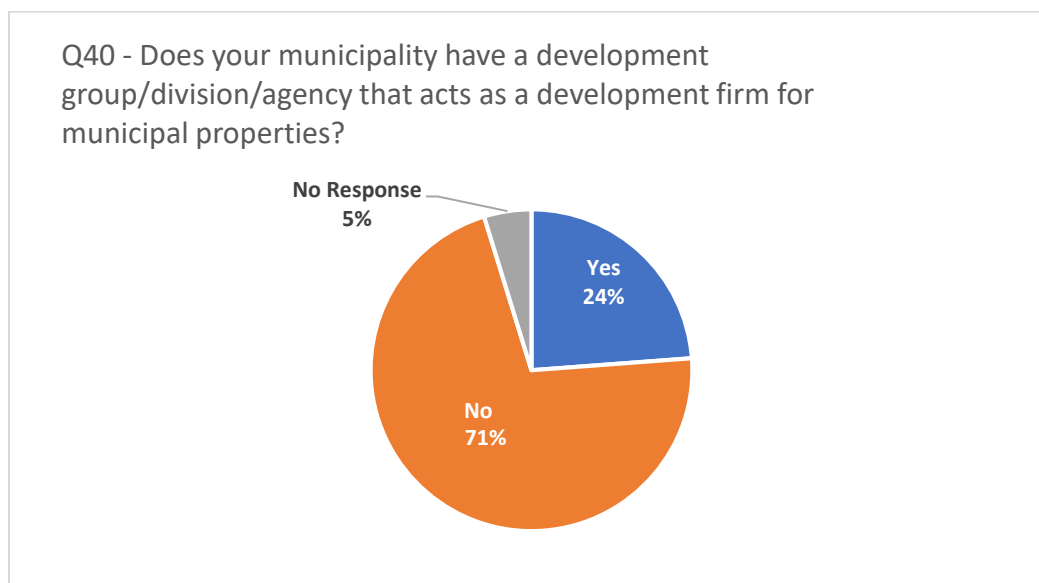
There were only four respondents that had an arms length type group that were responsible for developing municipal land or the development of affordable housing:

- Region of Wood Buffalo – Wood Buffalo Housing
- Toronto – CreateTO
- Saint John – Develop Saint John
- Charlottetown - Charlottetown Area Development Corporation

The municipalities of City of West Kelowna, BC, City of Saskatoon, SK, City of Calgary, AB, City of London and County of Middlesex, ON all indicated that in-house divisions or departments actively managed and looked for development opportunities for municipal land.

Q41 - Does your municipality use the revenue from the sale of municipal land to fund affordable housing?

78% of respondents indicated that they did not specifically use the sale of municipal land to fund affordable housing. The 17% of respondents that did indicate they did use the sale of municipal land to fund housing said that it was largely ad hoc or only a portion of sales were used to fund new housing. City of Edmonton, AB; Grey County, ON; Kamloops, BC; County of Simcoe, ON; City of Saskatoon, SK; City of Calgary, AB; City of Regina, SK all indicated that the use the sale municipal land for affordable housing.

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Q41 - Does your municipality use the revenue from the sale of municipal land to fund affordable housing?

- No Response 5%
- Yes 17%
- No 78%
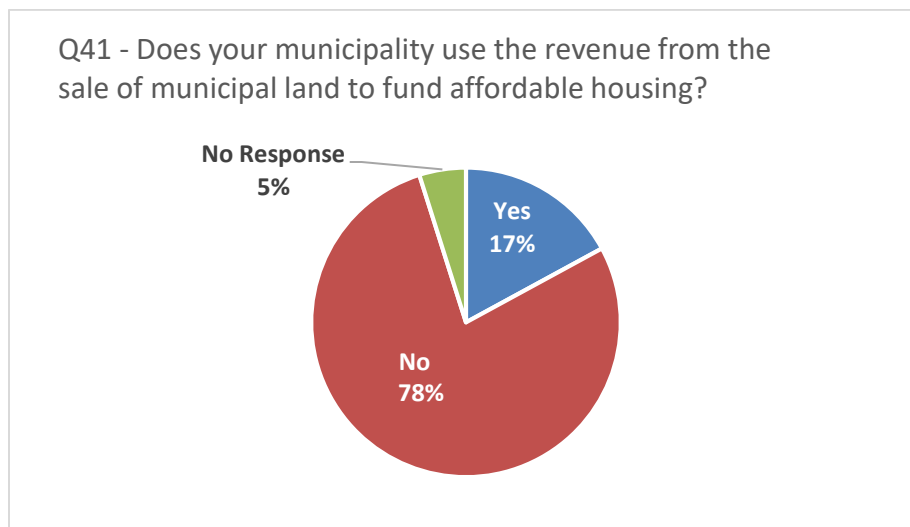
Q42 – Total Units Created by Policy or Program

In your estimation what is the total number of affordable housing units created in your municipality due to your affordable housing policies or programs? Please indicate the number of units per tool below. If you cannot clearly identify the specific tool or it was a mixture of tools, please just provide a total. This question due in large part to how the question was phrased suffered from a number of issues. The question did not clearly identify a timeline. The intention was a total from when a policy or program was started to the day the question was completed. It was also challenging for some respondents to split out the number of units by policy program as in many cases there were multiple incentives or policies used for the same units. Regardless there were some clear indicators of what types of incentives or policies yielded the most results.
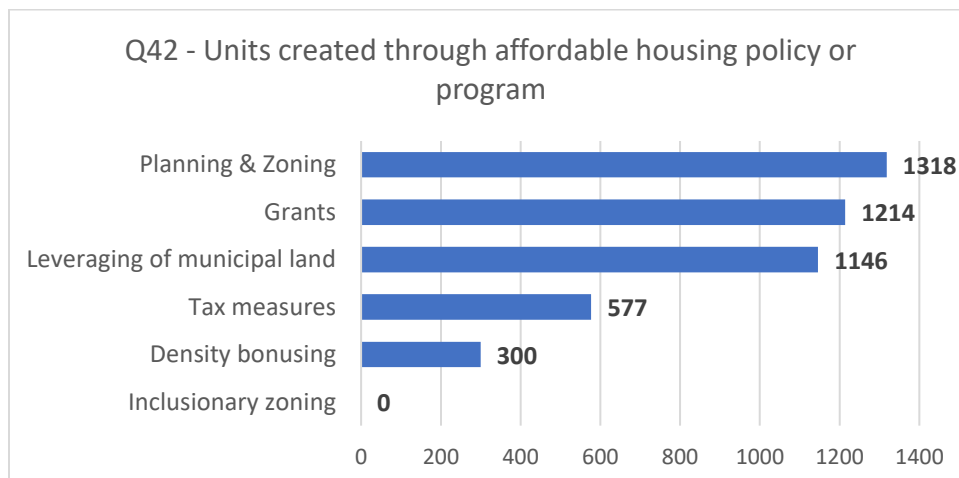
In the case of Inclusionary Zoning, only three respondents indicated that they utilized this tool City of Edmonton, City of West Kelowna, BC, District of North Saanich. None of these three respondents indicated any units created through inclusionary zoning. One respondent did indicate they had created 12 units through inclusionary zoning, however, upon examination it appeared that the program was more in line with density bonusing as there was in fact no legislative authority to use inclusionary zoning as a regulatory tool.

Density bonusing yielded the second smallest number of units overall, with only 300 units created. In some of the respondent municipalities density bonusing as a tool for affordable housing has been in place for over 20 years therefore its ability to yield so few units over all is surprising. Fourteen respondents indicated they had the tool in place for more than a year prior to answering the survey, in some cases since the 1980's.

In terms of total units yielded Planning & Zoning (1,318), Grants (1,214), and Leveraging of Municipal Land (1,146) were the highest. Respondents indicated that often getting the planning policies and zoning correct helped to create a clear justification and line to access grants and land. In other words the development rights available helped catalyze areas for investment in housing. In some cases investment was by individual homeowners in the case of secondary and backyard type suites, in others, it was the redevelopment of specific areas of municipalities in need of additional housing options.

- City of Peterborough (774 units) and Town of Wasaga Beach (99 units) were the only municipality to indicate that multiple units had been created through stacking various policy levers and programs.
- Saskatoon between 2013 to 2017 had assisted in the creation of 2,633 units.
- Quebec City indicated they had created 5,000 units through provincially funding rental housing programs.
- City of Edmonton – indicated approximately 10,000 total through various programs and policies.
- City of Saskatoon – 60 units completed as of the end of 2017.
- Saint John – Indicated that they created just over 100 units over two years from provincial grant programs.
- City of Toronto – in terms of affordable rental housing the city had 147 completed and 1,650 approved for 2018. Under their 10 year affordable housing plan as of 2018 they had completed 3, 679 units, with another 840 units approved for development. The overall target was 10,000 new homes, with 1,000 new homes a year.
- City of Nanaimo - Have created ~160 units, and have ~300 units in stream (many seniors) through various agreements.
- Northumberland County, Ontario - 100 through provincial/federal co-funded programs
- City of London and County of Middlesex - In 2018 had 161 units created through a stacking of various incentives.
- City of Calgary – since 2016 Calgary contributed to over 2,000 units being created.
- The City of Regina indicated that the number of units did not easily fall within the categories provided by the question. The survey creator was asked to follow up directly, which did not occur.

Q42 - Units created through affordable housing policy or program

Category	Units
Planning & Zoning	1318
Grants	1214
Leveraging of municipal land	1146
Tax measures	577
Density bonusing	300
Inclusionary zoning	0

Municipality	Total Units Created (numbers are in some cases interpreted from survey responses)
City of Prince George	1,338
City of Edmonton	˜10,000
City of Salmon Arm	470
Nanaimo	460
Brandon	486
City of Peterborough	1,044
Saint John	100
Northumberland County, Ontario	100
City of Toronto	4,519
Quebec City	˜5,000
Town of Wasaga Beach	99
City of Brampton	50
Town of Canmore	506
Regional Municipality of Wood Buffalo	1,521
City of St. Albert	655
City of Saskatoon	2,633
The City of Calgary	˜2,000
St. Catharines	200
City of London as "Service Manager" for the City of London and County of Middlesex	202