

Status & Initiatives of Housing



Market housing is defined as established residential housing available to Canadian residents without widely accessible public-sector support.

Attainable housing is defined as market housing that an individual employed full time on a living wage would reasonably expect and afford.

Affordable housing is defined as housing that costs less than 30% of a household's before-tax income.



Housing Supply

Year	Population of Huron County	Number of Dwellings
2006	59,325	22,900
2011	59,100	23,600
2016	59,297	24,200

Figure 1: Housing Supply By Structure Type 2006-2019

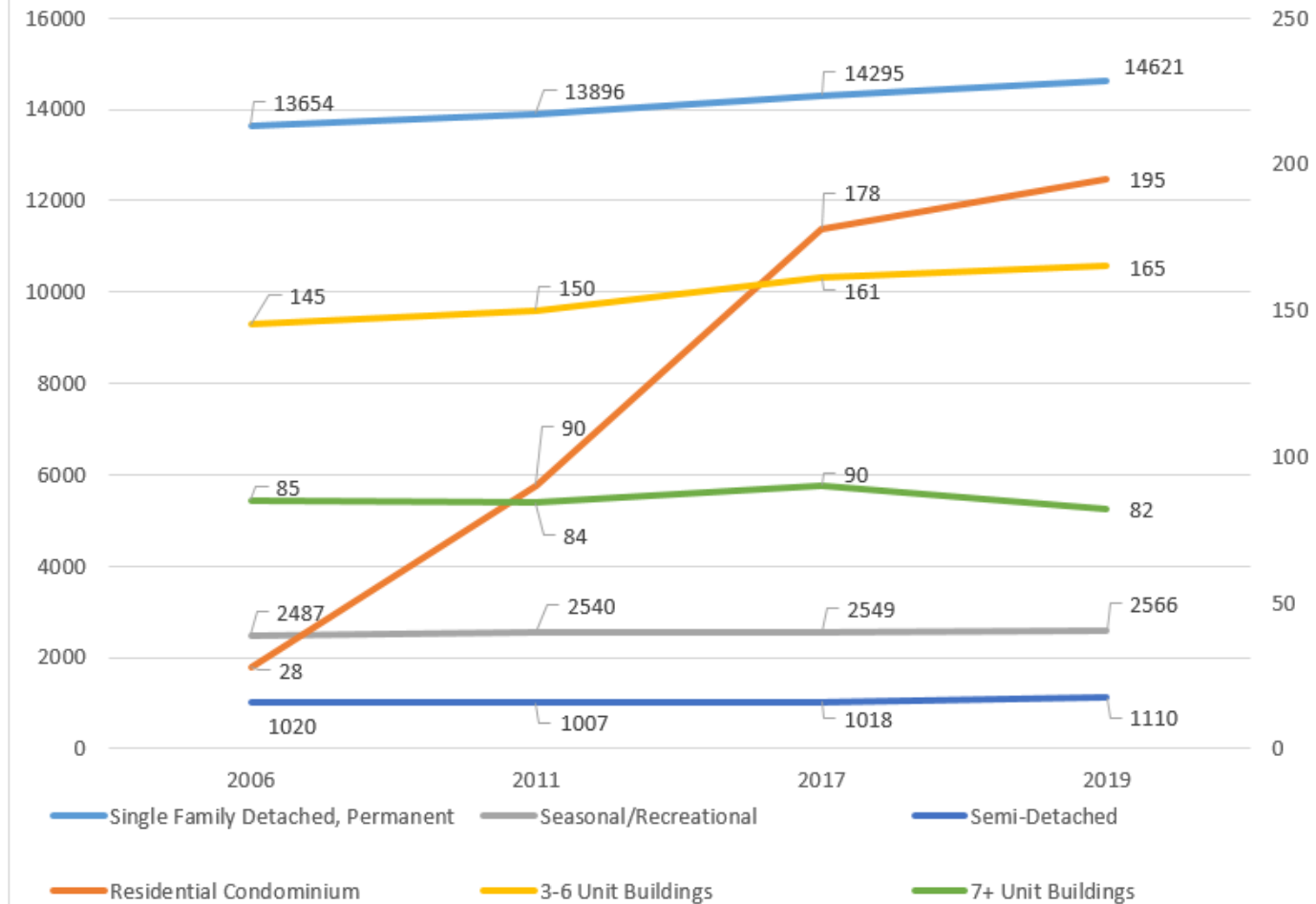


Figure 2: Huron County Home Sales

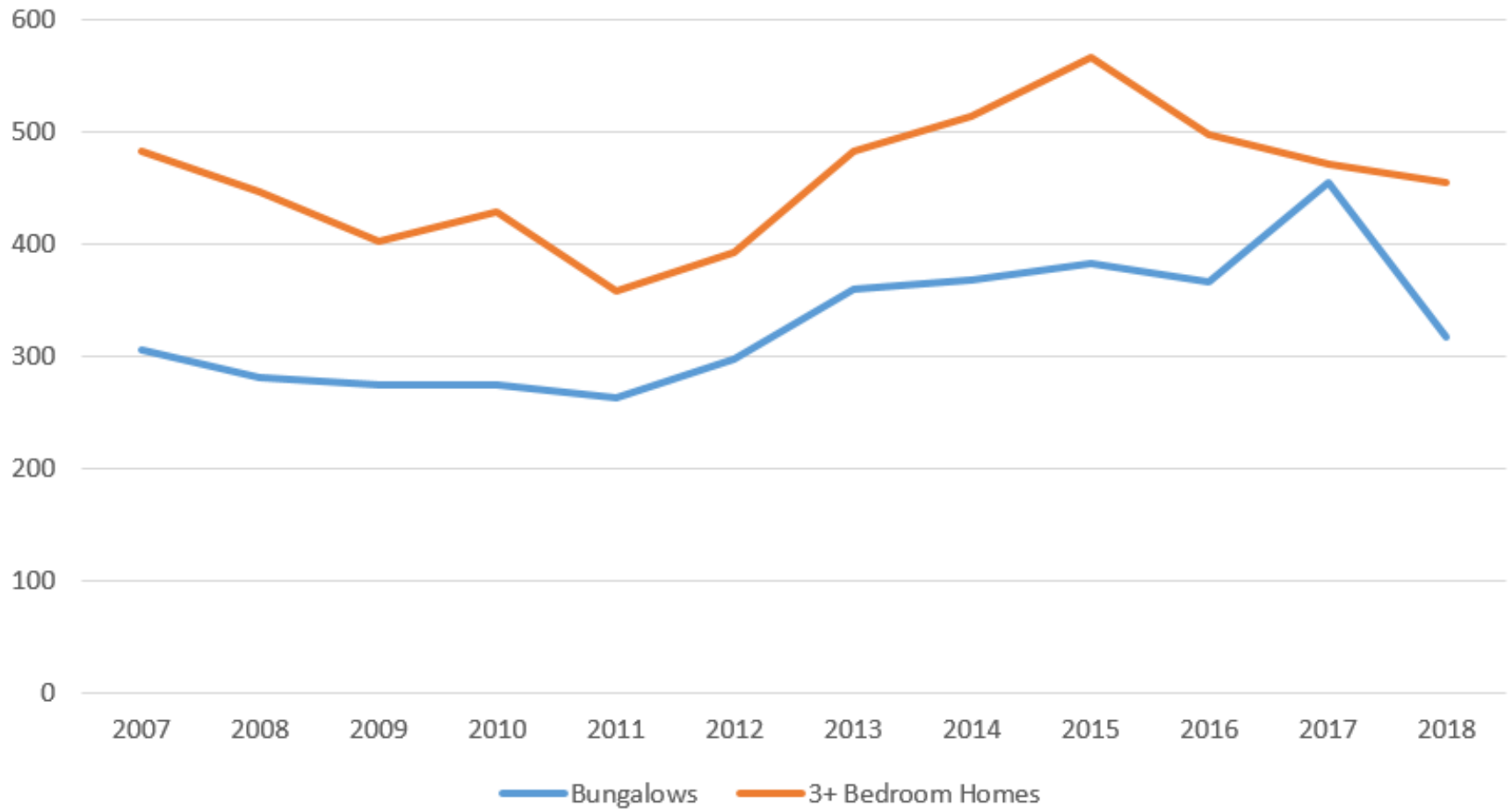


Figure 3: Count of Home Listings

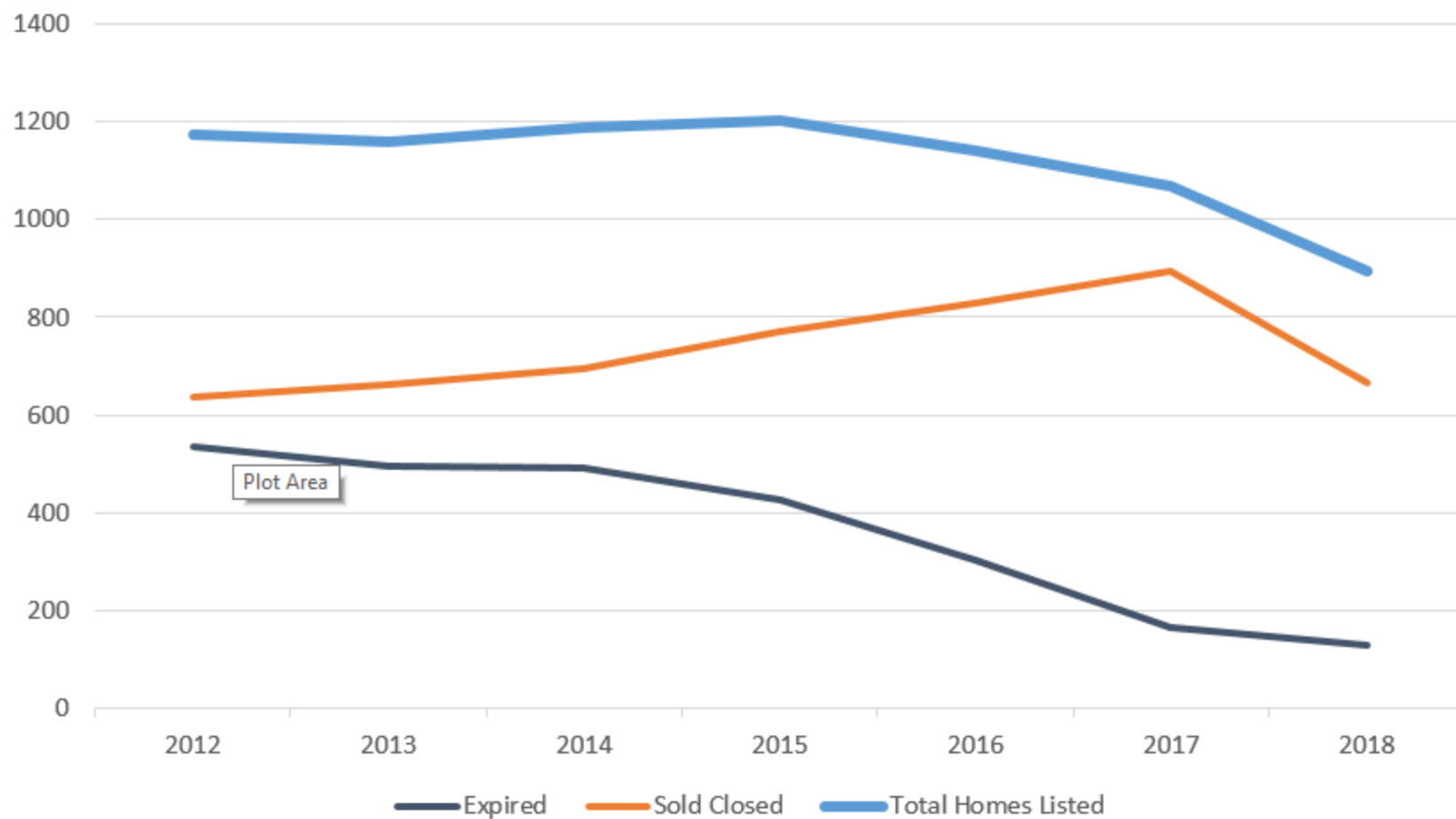


Figure 4: Average Number of Days on Market for Homes Sold

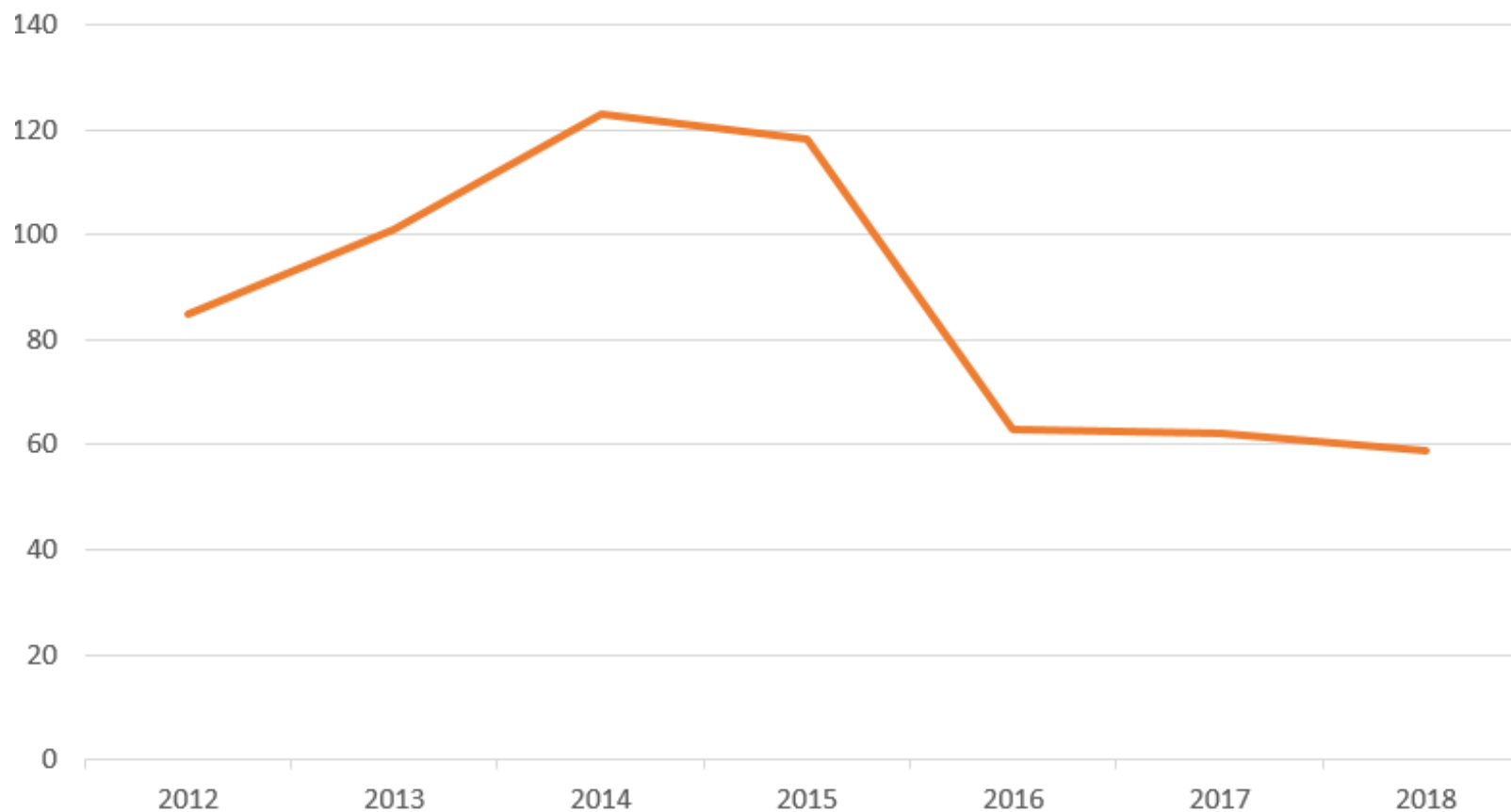


Figure 5: Average Price

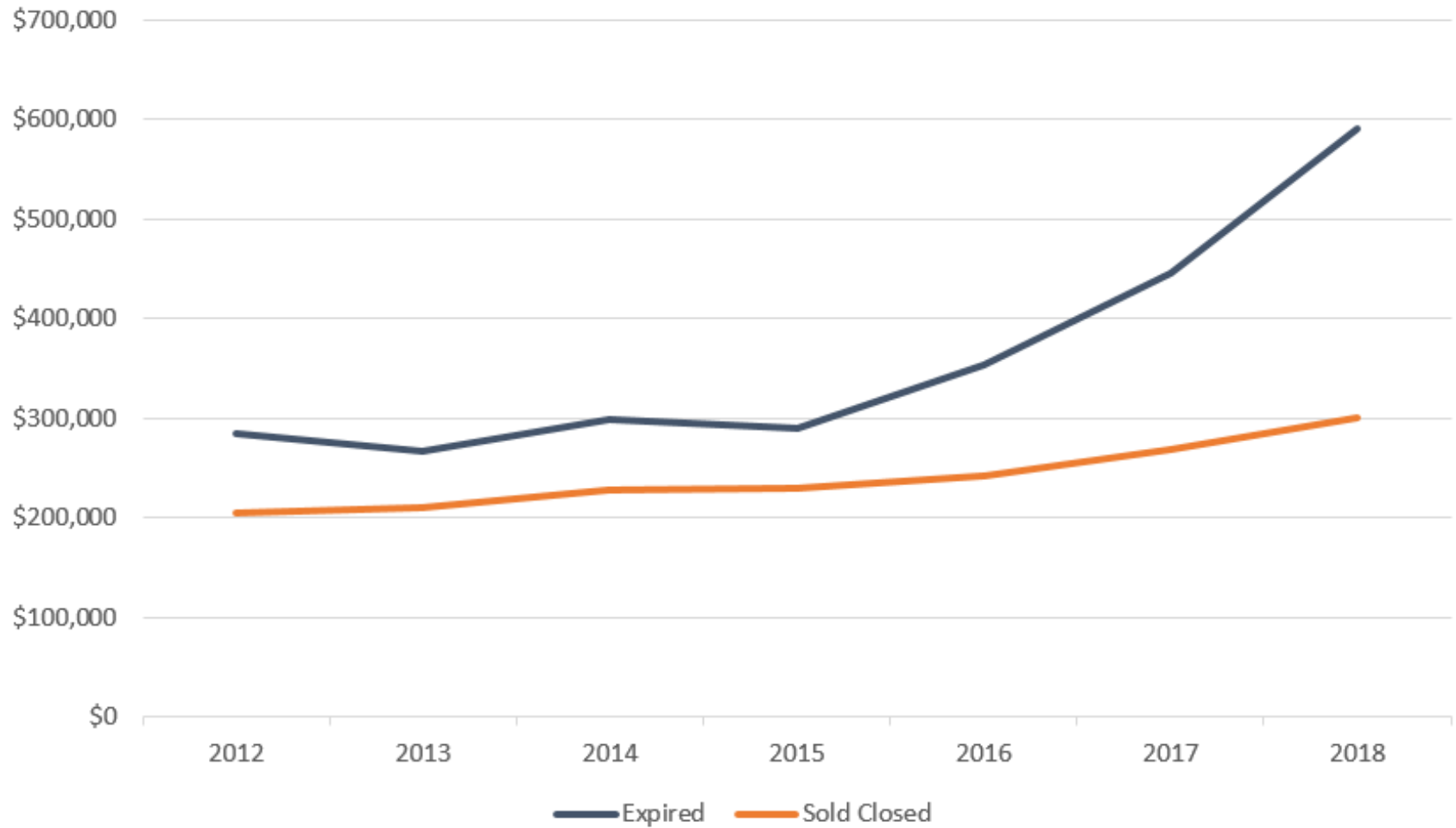
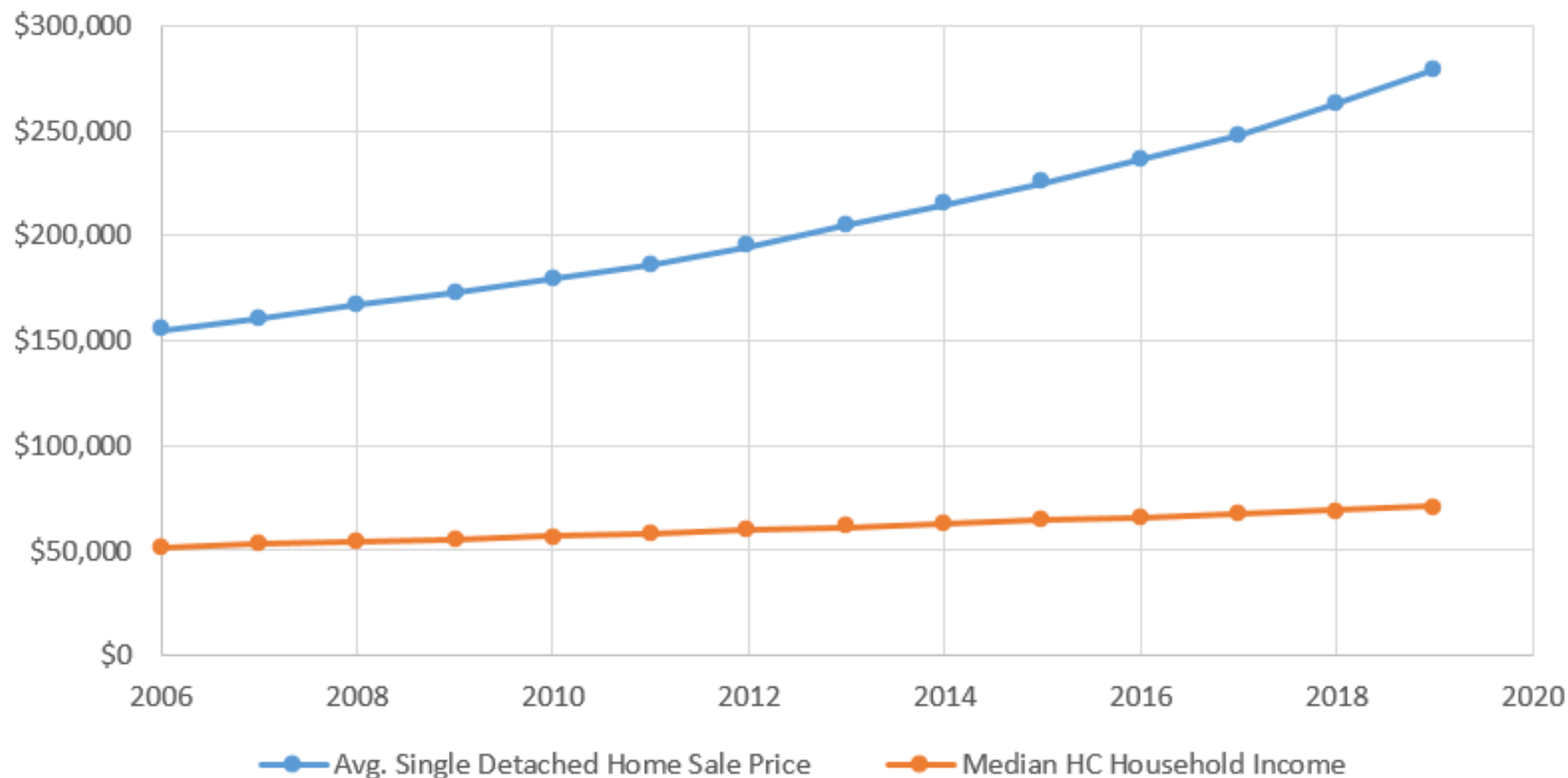


Figure 6: Huron Count Home Sales vs Median Income



Conclusions

- (1) Based on the decreased number of homes listed and the dramatically increased average home price, demand for housing outstrips supply.
- (2) The increase in home prices means that more and more Huron County residents are priced out of the housing market.

“Community Investments For Affordable Housing” Report

- To consider the impact of various employment situations on the affordability of homeownership, Huron County selected six distinct employment scenarios for testing

\$ Available for Housing

- Scenario 1 (Single Earner Full-Time \$15/h): **\$543/month**
- Scenario 2 (Single Earner Full-Time \$25/h): **\$1,030/month**
- Scenario 3 (Full-Time \$15/h, Part-Time \$15/h): **\$933/month**
- Scenario 4 (Full-Time \$20/h, Part-Time \$15/h): **\$1,177/month**
- Scenario 5 (Full-Time \$15/h, Full-Time \$15/h): **\$1,274/month**
- Scenario 6 (Full-Time \$25/h, Part-Time \$25/h): **\$2,249/month**
- **Affordability assumes no more than 30% of Pre-tax income dedicated to housing costs (Utilities, Rent, Mortgage, Taxes)**

Rental Housing Affordability

		Is Affordable (Yes or No)?					
		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
	Max Rent	\$542.92	\$1,030.42	\$932.92	\$1,176.67	\$1,274.17	\$2,249.17
	Monthly Rent						
1 Bedroom	\$940	No	Yes	No	Yes	Yes	Yes
2 Bedroom	\$1,062	No	No	No	Yes	Yes	Yes

Mortgage Affordability

Is Affordable (Yes or No)?								
	Purchase Price	Monthly Payment	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Single-detached	\$259,496	\$1,829.82	No	No	No	No	No	Yes
Semi-detached	\$179,541	\$1,266.02	No	No	No	No	Yes	Yes
Row house	\$154,965	\$1,092.73	No	No	No	Yes	Yes	Yes
Apartment	\$187,999	\$1,325.66	No	No	No	No	No	Yes

The following are 7 initiatives, Huron County in partnership with stakeholders, are working on to help address the challenges.



Residential Intensification Guidelines

- ❖ A tool to help address issues commonly raised during planning applications for higher density residential development.
- ❖ Guidelines will include general information about residential intensification, in-sight into how residential intensification projects are reviewed, and design considerations that help to successfully incorporate intensification into neighbourhoods.

Planning Document Review

- ❖ A review of all Official Plan policies and zoning provisions is required to ensure that the standards are achieving current and future housing needs of the community.
- ❖ Produce a series of Official Plan Amendment and Zoning By-Law Amendments to be considered.

Residential Pre-Zoning

- ❖ Pre-zone large parcels of undeveloped land and set minimum requirements for density.
- ❖ Streamline the development process by removing the need for a Zoning By-Law Amendment.

Community/Business Funded Housing Consortium

- ❖ Create a system for businesses to fund and manage (at-arms-length) the development of market housing for their workforce.
- ❖ Focused on housing in the 200-300k bracket with a rent-to-own system.
- ❖ Currently working towards a pilot project with interested parties (e.g. developers, Municipality, businesses, non-profits).

Development Ready Lots for Multi-Unit Residential

- ❖ Using an industrial park type approach for multi-residential lots
- ❖ Create a tool/guide to help interested Municipalities with creating multi-residential shovel-ready lots.

Rental Build

- ❖ Utilize Ontario Priorities Housing Initiative (OPHI) program to create 3-4 affordable units in addition to market units.
- ❖ Request for Proposal will be issues in Q1 2020.

Public Education Campaign

- ❖ Broaden the understanding of the residents of Huron County regarding the importance and benefits of affordable housing.
- ❖ Awareness campaign to increase understanding of who is affected by a shortage of market housing.

Questions?

