

Appendix B - Summary Priority Housing Actions (Cambridge Response)

1. What should the Ontario government do to make home ownership and rental more affordable and address rising home prices?

There are several actions that will support progress to making housing more attainable and affordable. The Ontario government can:

- a. Engagement - Address communication and community engagement for intensification broadly. One of the biggest barriers is public and local community acceptance of change in communities and intensification by any housing form that is increased density. Engagement needs to support all aspects of housing diversity as well as creating a welcoming environment for newcomers. This is critical to achieving equity as well as improving the acceptance of housing expectations across the province and the City.
 - b. Matching Housing Need Options – Establish strategic business plan expectations for diversity of housing is fundamental to meeting the housing objectives. This needs to be tied to demographics to ensure housing is meeting the needs of communities, including attainable housing for younger and family/workforce as well as aging demographics. It needs to match housing pricing with need by different resident type (persona)
 - c. Infrastructure Spending - Expedite infrastructure such as transit is essential to meeting housing objectives providing access to amenities and jobs particularly given cost of housing and the need to provide a diversity of options that support generational changing expectations regarding mobility, changing demographics and other future priorities. Supportive aging in place housing requires mixed use, close to services and walkable communities.
2. How can we make better use of existing homes, buildings and neighbourhoods to increase the supply of all kinds of rental and ownership housing?
 - a. Province support for providing and understanding model policy and innovative housing solutions including construction innovation
 - b. Modernization of policy and zoning legislative changes to support as of right through single residential zoning (ground related) and missing middle, removing appeals (New Zealand and New York City best practice)
 - c. Develop a strategy with targeted approach to address implementation and communications/ education plan

3. What more can we do to streamline the housing development process to enable more homes to be built faster and increase housing supply?

Cambridge is already doing several positive things to support this (items b through d as well as some collaboration noted in e)

- a. Access interim funding resources for dedicated housing staff and support services
- b. Continue to deferral of DC's for affordable and rental developments
- c. CIP incentives - Affordable housing incentives to waive planning application fees (under CIP)
- d. The City has established a housing reserve fund to support contributions towards affordable housing projects
- e. Broad scale strategy for municipalities and development industry collaboration including third party participants (non-profits) to establish models and demonstration projects. Could include partner matching and performance criteria.

4. What more can we do to help increase certainty and transparency?

- a. Use a data driven portal approach to share resources for all stakeholders
- b. Broadly share data through housing data center including an inventory of lands, brownfields, incentives, zoning, rental rates, average home sales by category, funding programs directory

5. How can we help make development-related costs more predictable and transparent to encourage more housing development and improve affordability?

The province could support working with municipalities to achieve the following:

- a. Ensure we have a diversity of housing in our supply and achieved through approvals. Diversity supports different price points, different family and living options
- b. Rental programs and program promotion
- c. Engage with developers/builders to support roles and responsibilities and look at integrated strategy and business planning costs and enabling of partnerships based on criteria and performance

- d. Full costing DCs, application fees,
- e. Strategy for timing of approvals and permits

6. How can the government support innovative ways to increase housing supply?

- a. Province provide model policy as an opportunity to consider best practices as well as establish consistency across the region to support implementation. opportunity to convene the appropriate groups in government as well as the private sector to establish the best approach for policy direction on housing. This included engagement with communities to support the need and understanding for changes in housing typology and integration within existing communities. Without engagement, opposition to housing is still a barrier and policy will not meet the goals intended. The following actions are identified
- b. Develop housing strategy education to support residential intensification and encourage acceptance of additional housing forms and density, remove barriers
- c. Inclusionary zoning model policy from the province
- d. Expedited approvals and implementation policy to meet process requirements
- e. Review Community Improvement Plan best practices and options for affordable and attainable housing to promote model policy
- f. Develop housing strategy education to support residential intensification and encourage acceptance of additional housing forms and density, remove barriers
- g. Simplifying the process for response to development on public lands and seeking partnerships is an important pathway to expedite development of available sites. Action planning proposed has focused on meeting those needs and attracting developers to new areas and new housing products to meet workforce needs
- h. Review of tax and mortgage rules and regulations

7. What haven't we thought of? What's working well in other jurisdictions that we should consider?

- a. How we can expedite alternative living models, such as co-housing.
- b. Incent employers to offer purchase incentive plans (like Croziers Engineering Program)
- c. Public land action plan

- d. Rental housing is identified as a primary option to address need and support the transition to ownership for the workforce. There are established models and non-profit organizations having success at this.
- e. Encourage developers to pursue innovative housing choices and building models that will align with housing goals and attract target populations
- f. Use of on-line resources to promote, share data and expedite all stakeholders identifying the requirements for approvals, the housing typologies and priorities, the potential partners, site locations and to education the community on future needs and expectations for housing
- g. Fact sheets on growth, newcomers and housing expectations
- h. Collaborate on business case to identify where incentives or other program support can encourage alternative housing forms