

August 29,2022

Dear Mayor Finch and Members of Council,

At the Aug 8 meeting the comment was made

“The direction given to staff was to gather the information, assess what could be done from a policy standpoint understanding what our role is in this rather challenging subject of affordable and attainable housing because, to this day can anybody define what affordable and attainable is? We know what the CMHC definition is but any other definition made by anybody out there is subjective at best and it could be actually problematic in terms of meeting the needs as a whole.”

What appears to be missing from is the “Objective” definition written in the South Huron Consolidated Official Plan

<https://www.southhuron.ca/en/invest-and-do-business/resources/Documents/SHu-Consolidated-OP.pdf>

7.4.4. Affordable Housing

Housing is one of the most fundamental human needs. It is also a key driver shaping the economic and social sustainability of communities.

7.4.4.1. Goals

The following goals are established for affordable housing within South Huron’s settlement areas:

1. Encourage and facilitate the provision of a full range of housing forms and ownership to meet the needs of current and future residents.
2. Encourage redevelopment and intensification of underutilized properties for residential purposes
3. Encourage new affordable rental housing to be located in primary settlement areas in neighbourhoods with a mix of income types, where residents can have greater access to services.

7.4.4.2. Definitions

1. Affordable means:

a) In the case of ownership housing, the least expensive of:

i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) In the case of rental housing, the least expensive of:

i. a unit for which the annual rent does not exceed 30 percent of gross annual household income for low and moderate income households; or

ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

2. Garden Suite means:

3. Low and Moderate Income Households means:

In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

4. Regional Market Area means:

An area, generally broader than a municipality, that has a high degree of social and economic interaction. Huron County is considered the Regional Market Area

The Municipality will encourage the development of housing that is affordable for low and moderate income households. In order to provide opportunities for affordable housing units, Council may consider relief from municipal permit fees, taxes and/or development fees, where permitted by legislation.

The preferred locations for affordable housing are primary settlement areas (PI and PII being Exeter, Centralia, Huron Park, and Crediton) due to the availability of services, employment opportunities and community facilities.

The minimum affordable housing target is 30% of all new residential development in South Huron. Affordable housing may be achieved by:

- a) De Increasing density through reduced lot unit size
- b) Construction, redevelopment and renovation of a variety of dwelling types including medium to high-density residential dwelling types, garden suites and second units;
- c) Applying for government grants/or subsidies ,including identifying municipal land holdings and land dedication; and

The Municipality will work with other government agencies and the private sector to promote innovative housing forms and development techniques and incentives that will facilitate the provision of affordable housing in every development proposal above 4 lots/units.

July 18/2022, Council accepted the Corporate Business Plan 2022-2022, and one value of Integrity, whereby decisions are acted upon with honesty, and accountability, open dialogue, and active listening.

A second comment from August 8 meeting

“Quite honestly I don’t think this municipality wants to be embarrassed when it goes to having conversations with developers and other key actors where we’ve got red tape that actually is a major roadblock to getting things done.”

I have provided you with one example of missing information and data contained in the SH Official plan, so that you may ask for total disclosure on what other information is available, particularly with Huron County Planning, and Huron County Council task force members, that has not been provided.

Please consider the Integrity of the data provided, or the lack there of, and if the definition in our Consolidated Official Plan June 2021, and that of Huron County, is problematic (now that you know it exists) in meeting the needs, as a whole.

Could it be that we are embarrassing ourselves with more red tape/ housecleaning, when we already have the policies, and direction in place?

Thank you for your consideration

Maureen Cole