

## The mandate and Accomplishments:

The mandate: “...explore options for addressing the affordable housing needs within the Town of Midland...”

Over the past year the Task Force has ...

Researched housing models across Canada

Identified resource requirements for both short and long term

Started public consultations with a survey

# SPECTRUM OF HOUSING SUPPORT



“Source:” Business Model – 1 Town of Blue Mountain Affordable Housing Committee

Canada Mortgage and Housing Corporation (CMHC) Average Market Rents Fall 2019					
Apartments (Rent per month)	Bachelor	1 Bedroom	2 Bedroom	3 + Bedroom	Data source 2019
Barrie, Essa, Innisfil, Springwater	\$871	\$1,161	\$1,336	\$1,728	CMHC Rental Market Report Barrie CMA: Table 1.1.2
Bradford West Gwillimbury, New Tecumseth, Adjala- Tosorontio	\$1,087	\$1,111	\$1,268	\$1,533	CMHC Rental Market Report Greater Toronto Area: Table 1.1.2 – Zone 31 – Bradford W. Gwillimbury
Collingwood, Wasaga Beach, Clearview	\$749	\$995	\$1,156	\$1,419*	CMHC Rental Market Report Ontario Highlights: Table 1.1.2 – Collingwood CA
Midland, Penetanguishene, Tay, Tiny	\$759*	\$908	\$1,066	\$1,117	CMHC Rental Market Report Ontario Highlights: Table 1.1.2_3 - Midland CA
Orillia, Oro-Medonte, Ramara, Severn	\$732	\$956	\$1,109	\$1,374	CMHC Rental Market Report Ontario Highlights: Table 1.1.2 - Orillia CA

\* In the absence of subzone CMHC data – substitute with Simcoe County CMHC (2018) average PPS Table 4

# CMHC AVERAGE MARKET RENTS – 2019

# AFFORDABLE HOME OWNERSHIP PRICES PER MUNICIPALITY

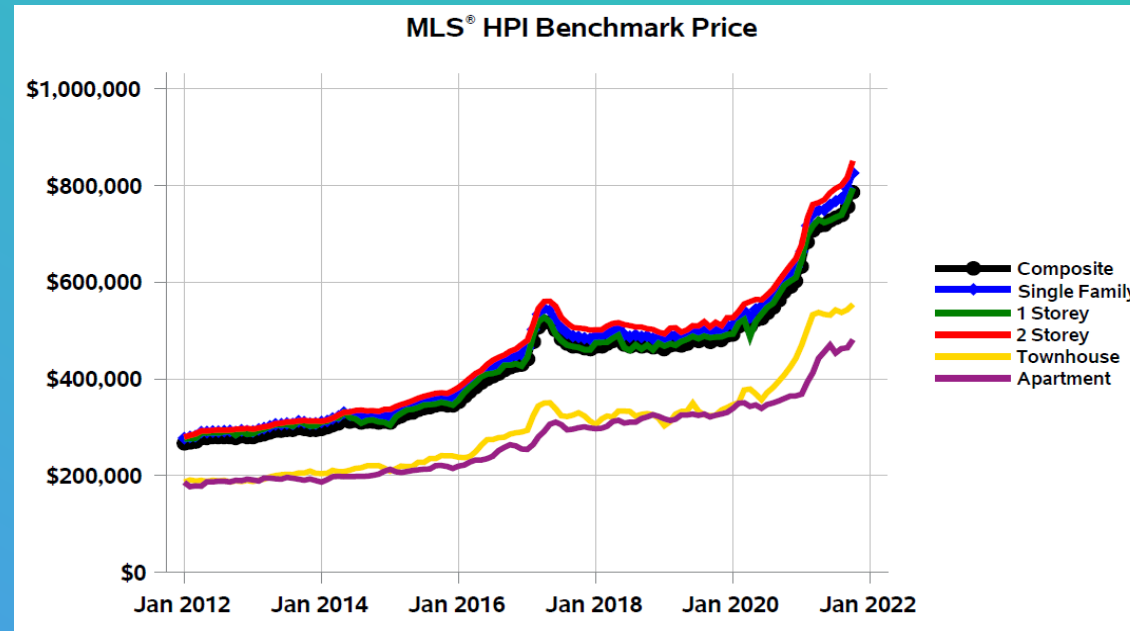
Affordable Homeownership Prices				
per Municipality				
Municipality	Adjusted Median Total Household Income (Inflation Increase 2015 to 2019 - 6.75%)	Maximum Affordable House Price		
		CMHC Calculator (incl 5% downpayment)	Regional Maximum (CMHC - 10% Below Average Resale* Price)	Lower of Calculated House Price or Regional Maximum
Adjala-Tosorontio	\$107,309	\$419,500	\$440,861	\$419,500
Barrie	\$83,163	\$304,300	\$440,861	\$304,300
Bradford West-Gwillimbury	\$99,549	\$377,000	\$440,861	\$377,000
Clearview	\$83,819	\$311,200	\$440,861	\$311,200
Collingwood	\$68,714	\$253,500	\$440,861	\$253,500
Essa	\$93,132	\$365,400	\$440,861	\$365,400
Innisfil	\$89,154	\$334,700	\$440,861	\$334,700
Midland	\$58,582	\$209,500	\$440,861	\$209,500
New Tecumseth	\$91,793	\$347,700	\$440,861	\$347,700
Orillia	\$59,569	\$214,000	\$440,861	\$214,000
Oro-Medonte	\$102,125	\$391,200	\$440,861	\$391,200
Penetanguishene	\$63,771	\$227,600	\$440,861	\$227,600
Ramara	\$77,031	\$291,900	\$440,861	\$291,900
Severn	\$82,207	\$316,600	\$440,861	\$316,600
Springwater	\$106,273	\$411,400	\$440,861	\$411,400
Tay	\$69,591	\$258,700	\$440,861	\$258,700
Tiny	\$74,635	\$290,600	\$440,861	\$290,600
Wasaga Beach	\$66,345	\$250,400	\$440,861	\$250,400
Simcoe County	\$81,652			

2015 Income from: Median Household Income from Statistics Canada, Census Profile 2016  
Income inflation calculated using: <http://inflationcalculator.ca/ontario/>

# SIMCOE COUNTY BENCHMARK HOUSING PRICES

“SOURCE:  
CANADIAN MLS®  
SYSTEMS, CREA”

MLS® Home Price Index Benchmark Price							
Benchmark Type:	October 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$786,500	3.9	7.2	9.6	35.7	67.4	85.5
Single Family	\$826,000	4.1	7.6	10.3	36.0	69.0	85.9
One Storey	\$794,300	3.8	8.2	8.8	33.8	69.1	85.4
Two Storey	\$851,200	4.2	7.2	11.3	37.6	69.0	86.2
Townhouse	\$554,100	2.1	2.2	3.1	35.7	68.8	94.0
Apartment	\$481,100	3.6	6.1	8.7	33.9	49.8	82.4



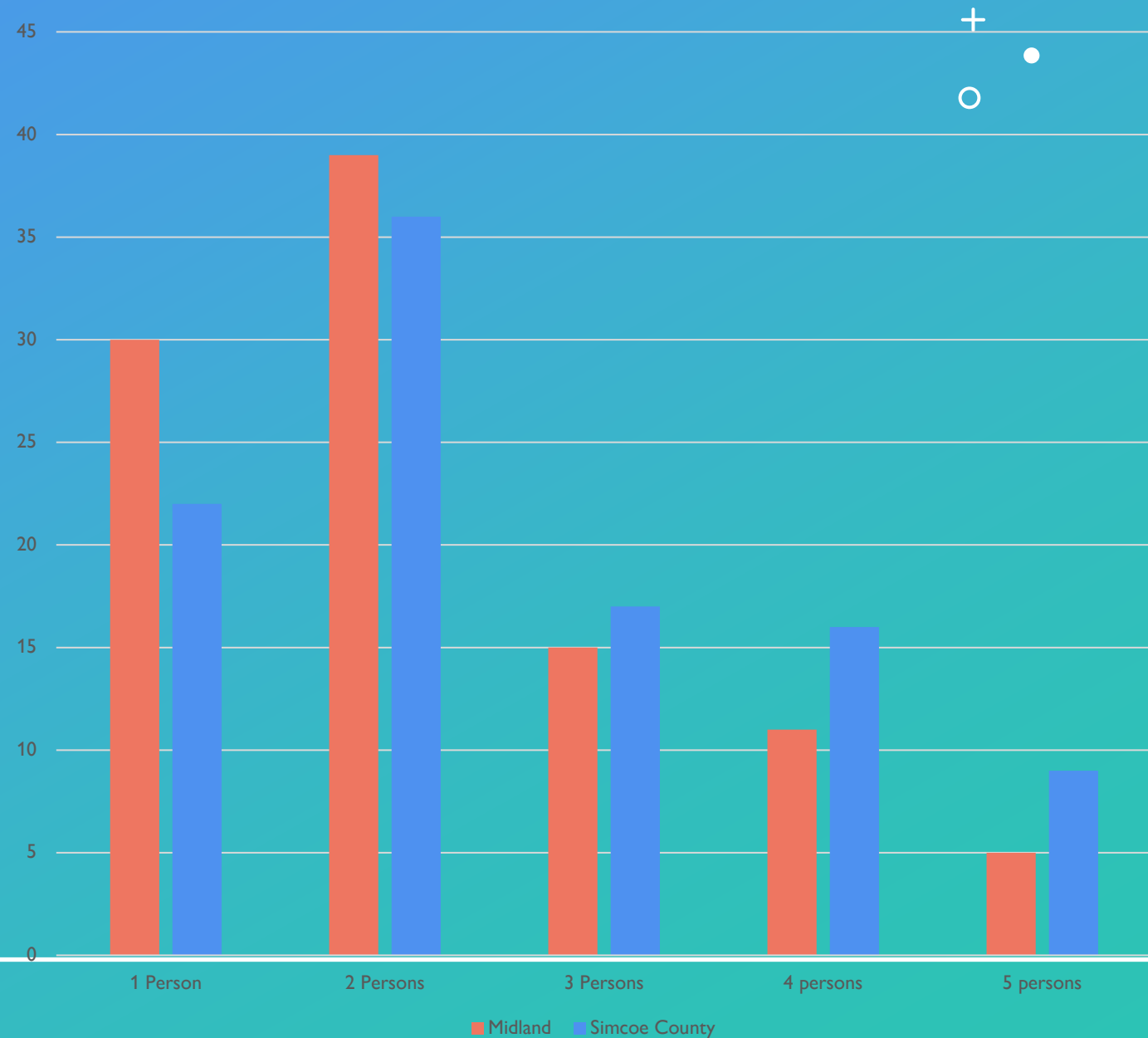
# SIMCOE COUNTY BENCHMARK HOUSING PRICES



# MIDLAND HOUSING IN CORE NEED – SOURCE 2016 CENSUS

2016	Number Tested for core housing			Number in Core Housing Need			% in Core Housing Need		
	Total	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters
All Households	7195	4765	2435	1240	300	940	17.2	6.3	38.6
Housing above standards	4675	3650	1025	0	0	0	0	0	0
Below one or more housing Standards	2525	1119	1410	1240	300	945	49.1	27	67
Below Afforability Standard	2055	825	1230	1190	285	900	57.9	34.5	73.2
Below Adequacy Std	520	290	225	160	55	110	30.8	19	48.9
Below Suitability Std	230	90	135	70	0	65	30.4	0	48.1

# COMPARATIVE HOUSEHOLD SIZE





# COMPARATIVE HOUSEHOLD INCOME DISTRIBUTION 2021



# Request of Council - Structural

- ❑ Incentives to be delivered through a flexible CIP – (presented in 2022)

- ❑ Incentive costs to be offset by: ■ 0.75% of property tax and/or ■ 50% of interest from legacy fund

- ❑ Provide financial and staff request through 2021/22 budget process

- ❑ Work through staff in contacting: ■ Funders (eg. CMHC) ■ Developer

# The Next Twelve Months

Ramp up consultation with the public through:

▪ Engaging Midland

▪ Virtual town halls

▪ Media

▪ CIP process

Engage housing stakeholders such as the County of Simcoe   
Develop a full CIP led by staff

Establish an affordable housing land asset process

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# Tools Included in a CIP

- Reduced DC, planning fees and building fees
- Property tax exemptions for a set period
- Reduced/waived parkland dedication
- Designate lands as available for affordable housing
- Fast tracking of necessary OP and zoning changes
- Reduced parking requirements