

Table 4-1: Goal 1: Our community is able to access housing that is affordable throughout the city

Here’s how	Actions
<p>1.1 We accelerate the pace of affordable housing development in Guelph</p>	<p>1.1.1 Continue to regularly review, implement, and communicate City plans, policies, and strategic initiatives on an ongoing basis to scale up the pace of a diverse housing mix that is equitable and aligns with the anticipated household make-up (e.g., a Community Planning Permit System to allow additional density and affordable housing).</p> <p>1.1.2 Evaluate the City’s role in developing affordable housing, beyond providing financial incentives, to determine if there is a more impactful model to accelerate the pace of affordable housing throughout the city.</p> <p>1.1.3 Continue to incent affordable housing development through development fee reductions/exemptions (e.g., development charges, parkland dedication). Develop an affordable housing Community Improvement Plan for further affordable housing incentives</p> <p>1.1.4 Reduce or remove parking requirements on affordable housing developments.</p> <p>1.1.5 Expedite the development application process for non-profit housing suppliers by creating a concierge service for new affordable housing to facilitate the approvals process.</p> <p>1.1.6 Provide support for non-developers who are seeking to develop housing at an affordable price (e.g., current homeowners who want to build an Additional Residential Dwelling Unit;</p> <p>1.1.7 Continue to create and communicate more flexible, less exclusionary policies and rules to development (e.g., by relaxing parking requirements in certain residential zones or residential uses).</p> <p>1.1.8 Prioritize infrastructure investments that unlock growth throughout the city and develop policies that protect capacity in the city’s water and transportation systems to allow for increasing housing supply for developments that are ready now</p>
<p>1.2 We unlock City-Owned land for residential development</p>	<p>1.2.1 Prepare and implement a five-year City-owned Land Strategy to steward land and increase housing supply that is affordable. The Strategy will target achieving a specified number of units by 2030 (2025-2030), above what is currently achieved by our CMSM.</p> <p style="padding-left: 40px;">1.2.1.1 Establish and maintain an inventory of City-owned land for residential units, including a density assumption for each landholding to compute a yield of affordable units.</p> <p style="padding-left: 80px;">1.2.1.2 Implement an evaluative framework for securing and disposing City-owned land assets for affordable housing.</p> <p style="padding-left: 80px;">1.2.1.3 Review any City-owned land assets to analyze if housing can be an additional use.</p> <p>1.2.2 Identify and allocate City-owned land for a future equity-deserving housing development and access funding from upper-level governments for equity-deserving residents of Guelph.</p> <p>1.2.3 Issue a call to all community organizations— and private developers—who would have land available and or existing buildings to convert for the creation of affordable housing.</p>

Table 4-2: Goal 2: Our community can contribute to diverse and inclusive housing options for everyone

Here’s how	Actions
<p>2.1 We prevent the loss of existing affordable housing stock</p>	<p>2.1.1 Monitor the provision and decline of existing affordable housing stock by evaluating and reporting back on the following:</p> <p style="padding-left: 40px;">2.1.1.1 a Renoviction By-law.</p> <p style="padding-left: 40px;">2.1.1.2 a fee, tax or penalty system (e.g., Vacant Homes Tax or fine) on known vacant homes.</p> <p style="padding-left: 40px;">2.1.1.3 a Rental Replacement By-law.</p>
	<p>2.1.2 Collaborate with our CMSM to further develop a landlord registry/roster and through the further development of the City’s online platform, include information on how to obtain subsidized and/or affordable housing that meets unique needs.</p>
<p>2.2 We support creative emerging housing models</p>	<p>2.2.1 Investigate alternative methods for creatively financing affordable housing including front-end financing/infrastructure arrangements.</p>
	<p>2.2.2 Investigate and evaluate alternative and creative affordable housing development types (e.g., co-housing models, tiny housing, modular housing, Community Land Trusts) to determine how the City could best support advancing these development types.</p>
	<p>2.2.3 Promote climate resilience and incorporate green development standards that are both good for the environment and financially conscious.</p>
<p>2.3 We strengthen collaborative relationships with housing service providers</p>	<p>2.3.1 Establish partnerships with a variety of housing providers, including those for equity-seeking groups.</p>
	<p>2.3.2 Continue to collaborate with Wellington County, as the Service Manager, to identify needs and gaps within the housing continuum.</p>
	<p>2.3.3 Identify community-based assets with whom to partner to develop affordable housing (for example places of worship).</p>

Table 4-3: Goal 3: Our community knows about and shares the importance of long-term affordable housing options

Here's how	Actions
<p>3.1 We amplify an understanding of roles and responsibilities in affordable housing</p>	<p>3.1.1 Gather and share insights on best practices, needs, and innovations.</p>
	<p>3.1.2 Help the student population navigate the rental housing market through education programs.</p>
	<p>3.1.3 Collaborate with Guelph's neighbourhood groups, community leagues, social agencies, and tenants to identify strategies for enhancing social equity and inclusion in the community.</p>
	<p>3.1.4 Work with adjacent systems (homelessness, health, mental health and addictions, newcomers to Canada, etc.) to:</p> <p style="padding-left: 40px;">3.1.4.1 Continue leveraging existing knowledge forums and amplify/share data and research, and</p> <p style="padding-left: 40px;">3.1.4.2 Improve integration of these adjacent systems.</p>
	<p>3.1.5 Develop and implement a communications strategy to promote Yes In My Backyard (YIMBY) principles with respect to affordable and inclusive housing.</p>
<p>3.2 We monitor and communicate our progress on affordable housing</p>	<p>3.2.1 Update and monitor housing targets, as presented in Section 3.8 of this Strategy, in alignment with the timing of the City's Municipal Comprehensive Reviews to accelerate the timing of affordable housing development.</p>
	<p>3.2.2 Report annually on progress of the Housing Affordability Strategy as part of the City's annual Growth Management and Affordable Housing Monitoring Report.</p>
<p>3.3 We advocate and pursue more support for affordable housing</p>	<p>3.3.1 Target and support funding opportunities for alternative housing developers and operators (e.g., co-housing groups, Community Land Trusts) who may need assistance with preparing funding applications for affordable housing projects.</p>
	<p>3.3.2 Acquire and distribute available financial resources from upper levels of government to support increasing housing supply and affordability.</p> <p style="padding-left: 40px;">3.3.2.1 Advocate to the upper levels of government for a regular/ongoing program of capital grants, operating grants, and rent subsidies that would be sufficient in meeting the City's long-term housing targets, including those for transitional, supportive, and affordable housing.</p> <p style="padding-left: 40px;">3.3.2.2 Specifically request for the federal government to provide a direct allocation of funding for Guelph/Wellington under Canada Mortgage and Housing Corporation's now-permanent Rapid Housing Initiative.</p>
	<p>3.3.3 Leverage funding opportunities (e.g., CMHC) to support the goal of climate sustainability.</p>