



New Housing Action Plan

Federal Housing Accelerator Fund

2023.07.25



Federal Housing Accelerator Fund



Primary Objectives of HAF

- To create more housing at an accelerated pace
- To enhance certainty in the approval and building process
- To support the development of complete communities, that are walkable, have a diverse mix of uses, amenities and services
- To support the development affordable, inclusive and diverse communities
- To support the development of low-carbon and climate-resilient communities



Canada



Purpose of the Housing Action Plan

Why Is It Needed Now?

- Lack of permit-ready building lots
- A growing number of residents living in Tecumseh are having a housing affordability problem
- An opportunity exists to obtain funding assistance from the Federal Government to undertake important initiatives that will increase and diversify housing supply and improve affordability
- Preparation and Council adoption of a new Housing Action Plan is a requirement to be eligible to apply for HAF federal funding



HOUSING ACTION PLAN



Final Draft July 12, 2023

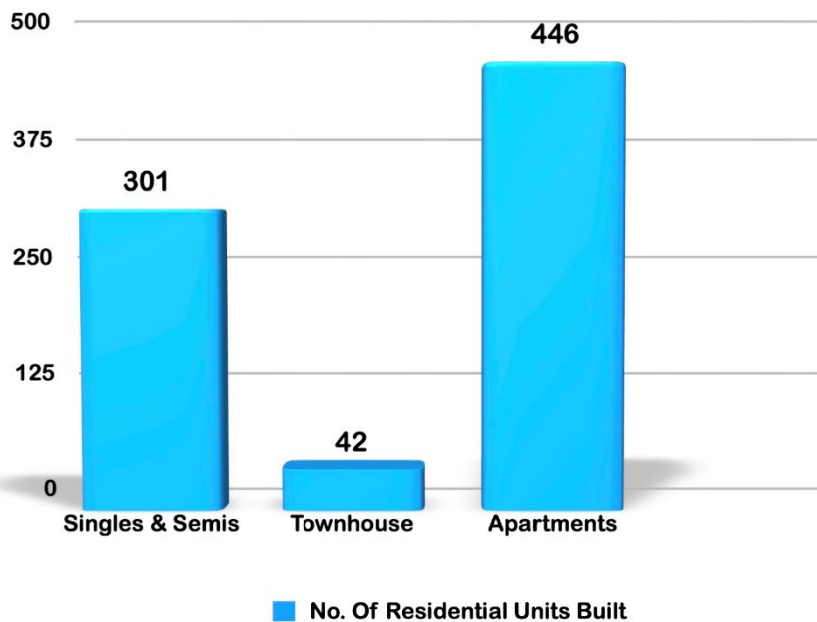


Preparing for Growth

Residential Building Activity

- 789 new dwelling units built in Tecumseh in the last 10 years
- 57 percent were unit in low and mid-rise apartment buildings

Residential Dwelling Units Constructed By Type, 2013 to 2022

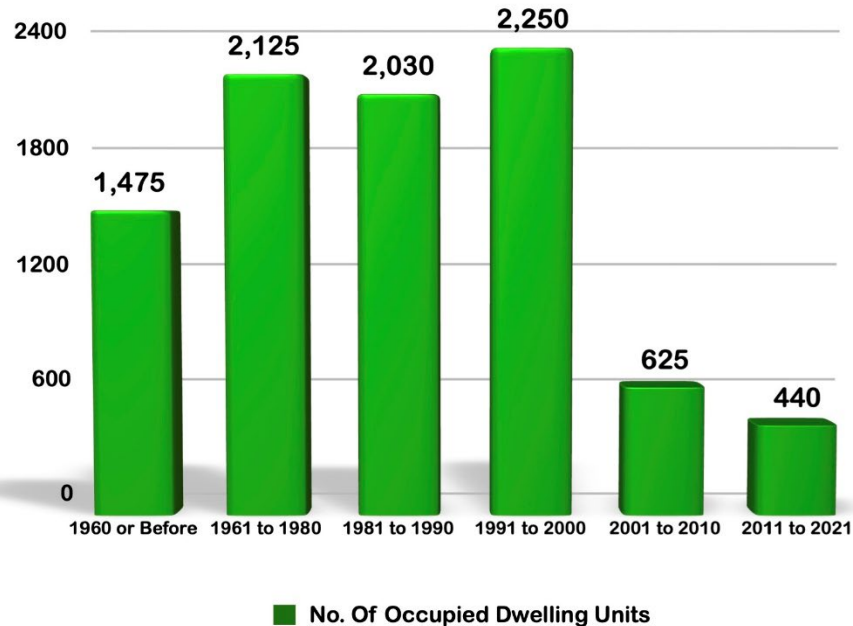


Preparing for Growth

Existing Housing Stock

- 87 percent of the 8,945 private dwelling units in Tecumseh are low density single and semi-detached dwellings
- 75 percent of the existing housing stock was built prior to year 2000

Occupied Dwelling Units By Period of Construction, 2021

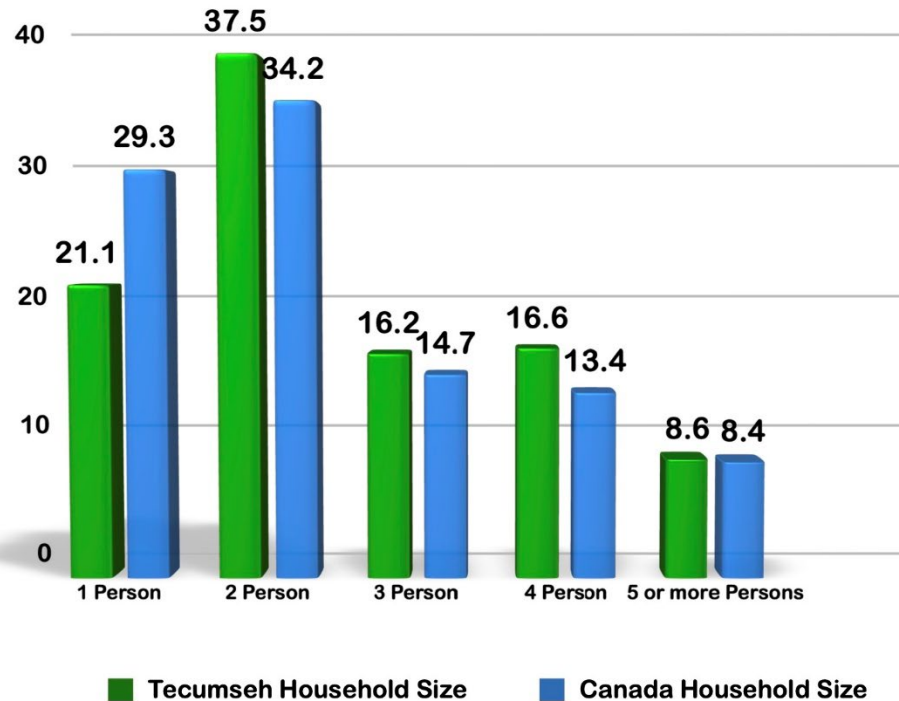


Preparing for Growth

Existing Households

- 50 percent of Tecumseh households are 1 and 2-person households
- 90 percent of households are owners of their homes, as compared to only 67 percent nationwide

Total Households By Size, 2021 (Percent)



Preparing for Growth

Table 10 - Household Spending on Shelter Cost, 2021

Household Spending on Housing

- 1/3 of Tecumseh tenant households are spending more than 30% on housing

HOUSEHOLD SPENDING ON SHELTER COST	TECUMSEH	TECUMSEH (%)	CANADA (%)
SPENDING LESS THAN 30% OF INCOME ON SHELTER COST	7,900	88.7	79.1
SPENDING 30% OR MORE OF INCOME ON SHELTER COST	1,000	11.3	20.9
% OF OWNER HOUSEHOLDS SPENDING 30% OR MORE OF INCOME ON SHELTER COST	-	8.9	14.8
% OR TENANT HOUSEHOLDS SPENDING 30% OR MORE OF INCOME ON SHELTER COST	-	30.3	33.2

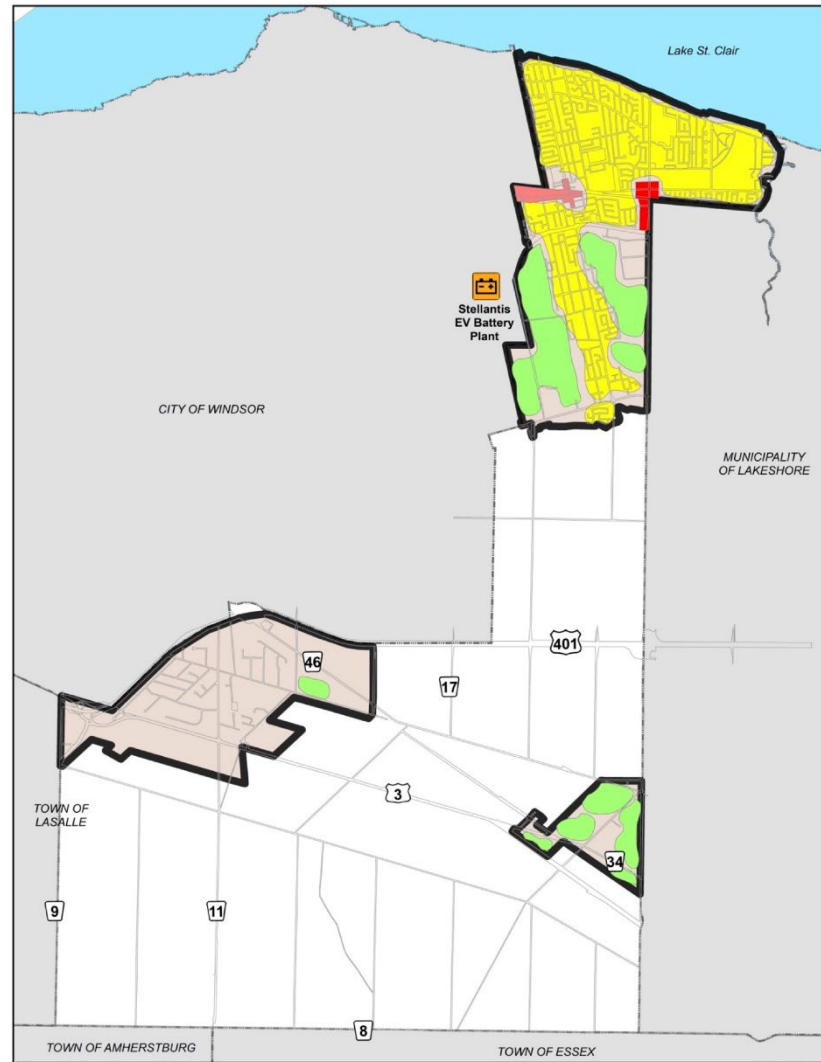
Source: Census Canada



Preparing for Growth

Existing Land Supply

- Can accommodate more than 6,000 new dwelling units
- 1,500 units can be built in Tecumseh Hamlet Area 1A



Preparing for Growth

Growth Forecast

- Tecumseh's population is forecast to grow at a much higher rate over the next 30 years as compared to the last two decades with the planned infrastructure investments being made
- By 2051 the Town's population is projected to be between 35,000 and 42,000 persons, with an average of 400 to 600 persons being added each year
- To meet this anticipated new population, the Town will need to add between 5,500 and 7,900 new dwelling units (between 182 and 262 units per year) to Tecumseh's housing stock over the next three decades



Preparing for Growth

CMHC Housing Market Outlook for CMA

- Higher mortgage rates and a long-term lack of housing supply will make home ownership even less affordable in Tecumseh
- The challenge of affordability in homeownership will drive up demand for rental units. This demand will be added to rental demand stemming from high immigration levels.
- Greater rental demand in the face of limited supply will lead to tighter conditions in already strained markets and lead to even higher rents
- New home construction is expected to grow modestly from 2023 to 2025, as the need to increase housing is confronted by skilled labour shortages;
- An increase in multi-residential housing is expected to be the main reason for the projected modest increase in new home construction during the next 3 years in the Windsor CMA
- Beyond that, there are potentially greater labour constraints stemming from competing capital projects and the retirement of experienced workers



Preparing for Growth

Consultation – Key Takeaways From What Was Heard

- More than 6,000 persons currently on the Central Housing waiting lists in the Windsor-Essex Region, with many people waiting for more than 10 years to obtain access to a social housing unit (more than 60 of these residents live in the Town of Tecumseh)
- Lack of serviced, subdivided, and zoned land is one of the biggest problems facing both the non-profit housing sector and the for-profit sector;
- There is a strong interest to pursue partnering opportunities between the non-profit housing sector and the Town to create additional affordable housing units in the Town of Tecumseh
- Homebuilders having difficulty finding an adequate supply of labour and skilled trades to meet the increased demand for housing
- There is a processing challenge throughout the region in obtaining the required approvals and permits, *“you meet the requirements and then the goal posts move”*



New Housing Targets

For Next 3 Years

- With the assistance of HAF a total of 504 new housing units are targeted to be permitted in the next 3 years
- This is an increase of 267 new units, that would be accelerated with this federal funding

TABLE 14 - TOWN OF TECUMSEH 2024 TO 2026 HOUSING TARGETS (3 YEARS)

CURRENT HOUSING STOCK	8945
TOTAL NUMBER OF HOUSING UNITS TO BE PERMITTED WITHOUT HAF	237
TOTAL NUMBER OF UNITS TO BE PERMITTED WITH HAF	504
ANNUAL HOUSING SUPPLY GROWTH RATE	1.9%
HOUSING SUPPLY GROWTH RATE INCREASE	112.7%
ADDITIONAL UNITS TO BE PERMITTED WITH HAF	267



Tecumseh Housing Action Plan Goals

- Goal 1 To increase the Town's housing supply and to accelerate new home construction to meet a growing demand for housing.
- Goal 2 To improve housing affordability for Tecumseh residents, for both rental and ownership housing
- Goal 3 To diversify the Town's existing housing stock
- Goal 4 To streamline municipal approvals
- Goal 5 To engage, collaborate and educate



Tecumseh Housing Action Plan Initiatives

- Initiative 1 Allowing increased housing density and making housing more affordable by pre-zoning lands to allow as-of-right semi-detached housing as part of all low-density residential districts.
- Initiative 2 Promoting higher density development without the need for rezonings, by pre-zoning lands within the Town's Main Street Community Improvement Plan Area to allow "missing middle" housing forms and Mid-Rise Apartments as-of-right.
- Initiative 3 Implementing land use changes (official plan and zoning by-law amendment) that would allow residential intensification and new mixed-use development and redevelopment within the Manning Road Commercial District.



Tecumseh Housing Action Plan Initiatives

- Initiative 4 Implementing revised parking requirements such as reduced or eliminated parking spaces for new developments
- Initiative 5 Implementing incentives, including reduced Development Charge Fees, Planning and Building Permit Fees, and making available a Property Tax Equivalent Tax Program to encourage purpose build rental housing and affordable housing units to be built within the Town's Main Street Community Improvement Plan Area.



Tecumseh Housing Action Plan Initiatives

- Initiative 6 Preparing and making available a user-friendly Information Kit for Tecumseh residents to: explain how they can add an ARU to their existing property; provide ARU examples and illustrative design guides; and outline a simplified and streamlined process to obtain a building permit.
- Initiative 7 Eliminating building permit fees for ARUs for a 3-year period starting from the date that the Housing Action Plan is adopted.
- Initiative 8 Identifying one or more parcels of publicly owned land that can be made available for affordable housing, and pre-zoning the sites identified.



Tecumseh Housing Action Plan Initiatives

- Initiative 9 Implementing a new e-processing system for all planning related applications to expedite and streamline the approval process for all new housing developments (expanding on the new e-permitting system that is being put in place for Building Services)
- Initiative 10 Creating a new Housing Advisory Panel (comprising key representatives from the non-profit, private, and public sectors) to: advise Council on housing related matters; collaborate and to partner to improve housing affordability; accelerate the timelines related to new housing construction; expand housing choices; and increase the overall supply of housing in the community.



Tecumseh Housing Action Plan



- Questions -

