

Housing Supply and Affordability in Bruce County

Community Development Office
Bruce County

ROMA Conference
January 21, 2024



Current State of Housing in Bruce County



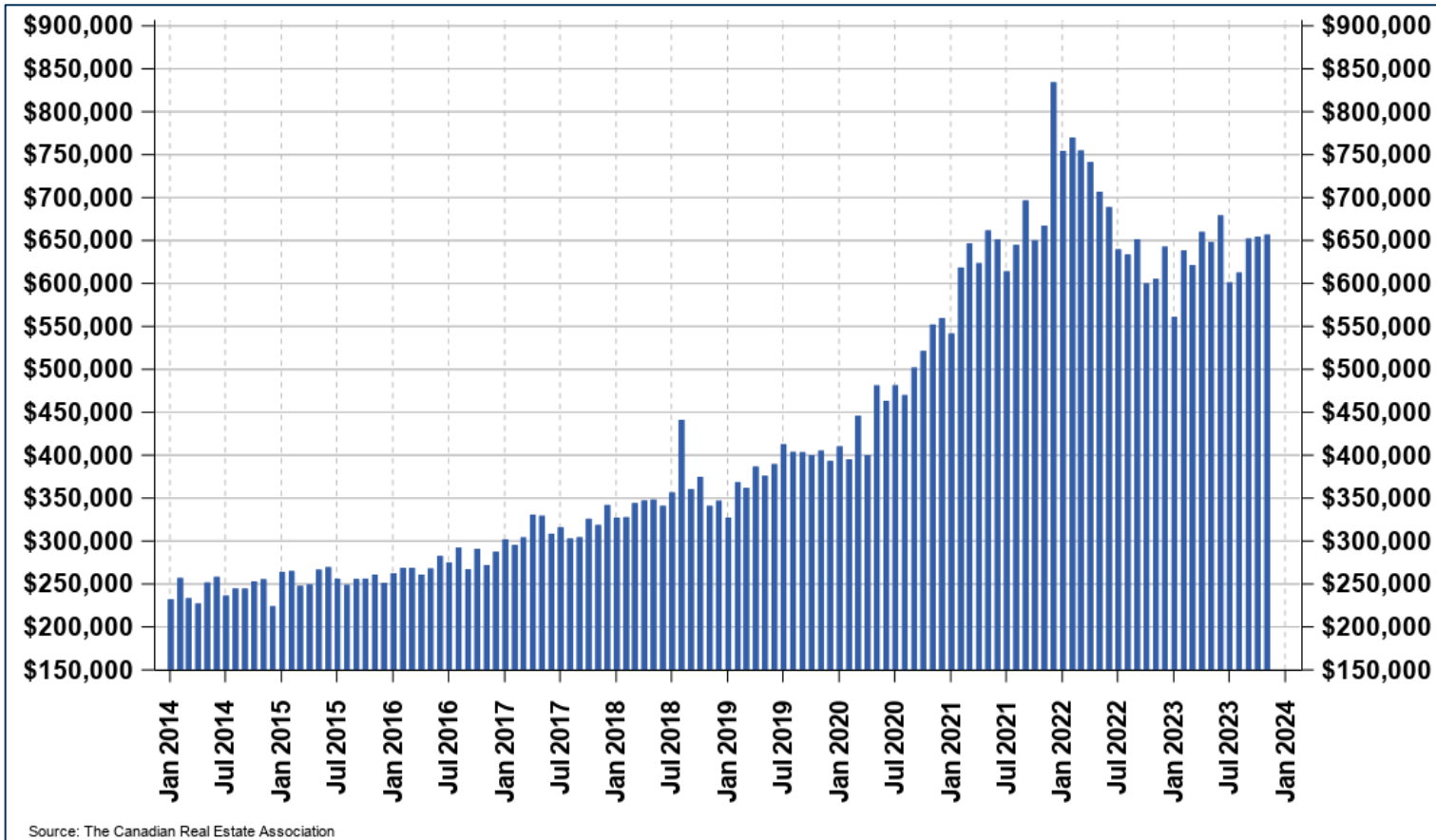
KPMG Report Highlights

- Demographic changes
- Employment trends influencing housing demand
- Lack of housing options
- Affordability of housing
- Maintenance of existing housing stock
- Gap in housing supply
- Location and lack of services
- High cost of utilities



January 2023

Residential Average Price in Grey-Bruce-Owen Sound Area

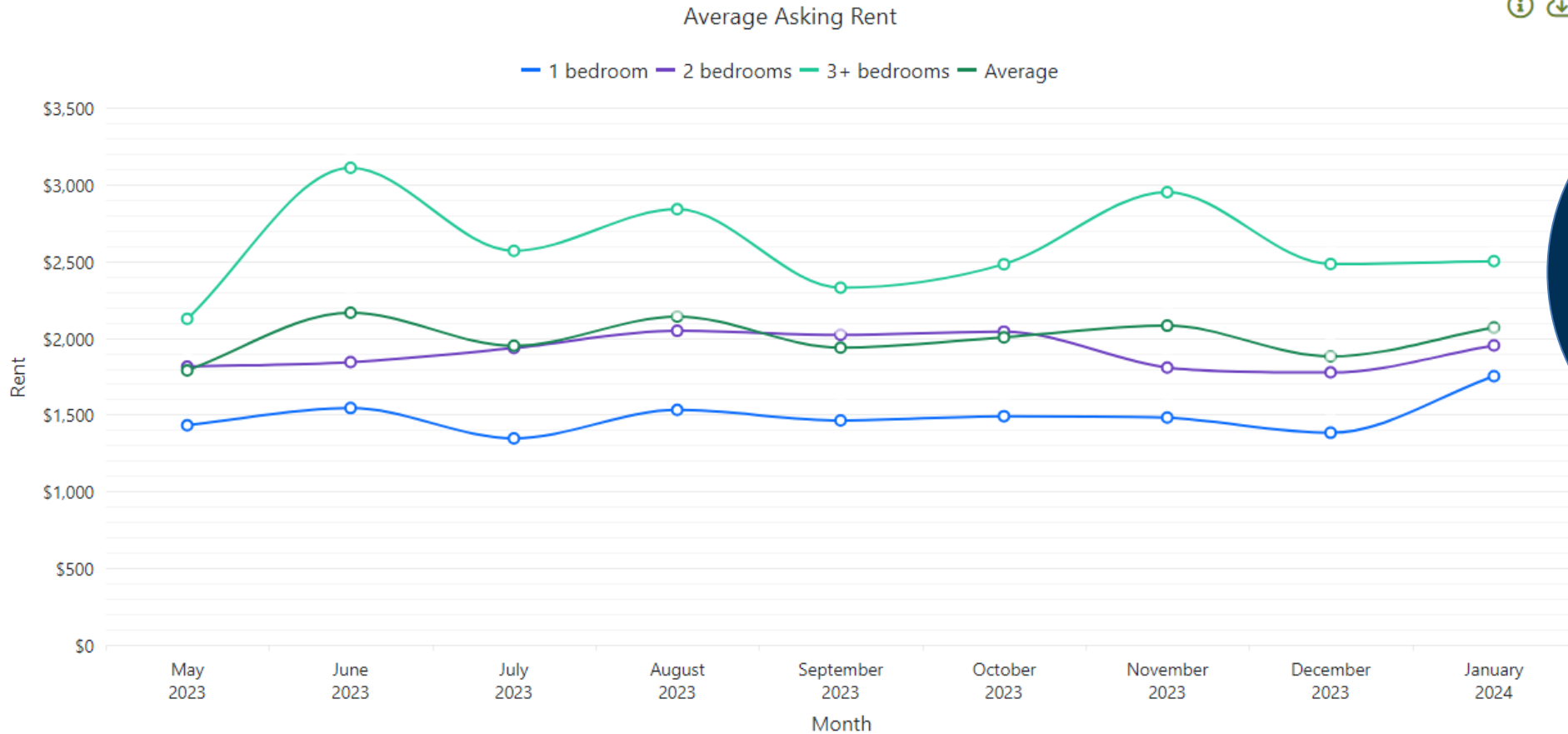


Average purchase price in Grey- Bruce-Owen Sound in December 2023 was \$674,129

Average purchase price in Bruce County in December 2023 was \$685,126

Source: The Canadian Real Estate Association

Residential Rent in Bruce County



In 2023 the average asking price for rent in Bruce County was \$2,253

Defining Affordable Housing

In the case of **ownership**, affordable housing is:

1. Purchase price which does not exceed 30% of gross annual household; and
2. Below the 60th percentile (6th decile) for household income

In the case of **rental**, affordable housing is the least expensive of:

1. Rent which does not exceed 30% of gross annual household income and below the 60th percentile (6th decile) for household income; or
2. Rent is at or below the average market rent of a unit in the regional market area

Affordable Ownership Housing

Income Group	Decile	Household Income	Affordable House Price
Low Income	1st	\$31,600	\$108,700
	2nd	\$48,200	\$165,700
	3rd	\$62,800	\$215,900
Moderate Income	4th	\$77,900	\$271,800
	5th	\$96,100	\$330,700
	6th	\$116,000	\$399,100
High Income	7th	\$143,600	\$494,100
	8th	\$176,800	\$608,200
	9th	\$240,800	\$828,600

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Average dwelling value in Bruce County, 2021 Census: \$543,150

Average purchase price in Bruce County in December 2023: \$685,126

Source: MMAH Provincial Policy Statement Data Tables, 2022

Affordable Rental Housing

Income Group	Decile	Renter Household Income	Affordable Monthly Rent
Low Income	1st	\$21,900	\$550
	2nd	\$27,400	\$680
	3rd	\$35,800	\$890
Moderate Income	4th	\$44,200	\$1,100
	5th	\$53,500	\$1,340
	6th	\$63,200	\$1,580
High Income	7th	\$78,400	\$1,960
	8th	\$98,300	\$2,460
	9th	\$134,800	\$3,370

AFFORDABLE

AFFORDABLE

OR average market rent defined by province for Bruce County \$1324/month

2023 average asking rent in Bruce County: \$2,253

Taking Action Increasing Housing Supply and Affordability in Bruce County



Creation of the Community Development Office (CDO)

- Established by County Council in September 2023
- Operational in October 2023
- Provides coordinated leadership and strategic focus on projects impacting growth, development and economic well-being of County and member municipalities

CDO Strategic Priorities

1. Housing Supply in Bruce County
2. Growth of the Clean Energy and Medical Isotope Sectors
3. Nuclear Waste Management - Community Impact
4. Pre-Development of New Nuclear Reactor - Bruce “C”





Bruce County Housing Services System Manager

Bruce County Planning & Development



..... *Non-Market Housing* | *Market Housing*



Homelessness Services

Social services for people who lack stable, safe, or adequate housing

Emergency Shelters

Short-term lodging for people experiencing homelessness

Transitional Housing

Temporary housing for people transitioning from shelters to permanent housing

Supportive Housing

Facilities with integrated services to help people live independently

Community or Social Housing

Developed with public funding; owned/operated by government, non-profits, or co-operatives

Below-Market Rental/Ownership

Private rental or ownership units subsidized by government

Private Rental

Units owned by individuals/firms charging market rents

Home Ownership

Housing purchased by individuals/households at market prices



Community Development Office

Tools to Take Action on Housing - 2022/23

Research

- Demographic Housing Study completed by KPMG in January 2023
- Senior's Home Share Study

Stakeholder Engagement

- Municipal Housing Forum
- Engagement on Housing & Homelessness Plan

Policy, Regulation & Approvals

- Update Official Plans & local Zoning By-laws
- Final Approved 7 years of housing supply in 4 years

Education, Communication & Advocacy

- Affordable Housing Toolkit
- AMO Delegation - Affordable Housing CIPs

Incentives

- Exempt Affordable and Rental Housing from Development Charges
- Update Community Improvement Plans

Affordable Housing Toolkit



Living Here

Visitors

Business

Government

What's News

Affordable Housing Development Toolkit

Together, we can create the housing we need to sustain a healthy and prosperous future for Bruce County.



AFFORDABLE HOUSING 101



MULTI-RESIDENTIAL AND GROUND-RELATED AFFORDABLE HOUSING



ADDITIONAL RESIDENTIAL UNITS

<https://www.brucecounty.on.ca/affordable-housing-development-toolkit>

Affordable Housing Toolkit

Multi-Residential and Ground Related Affordable Housing

Ensuring everyone has a home starts with fostering housing diversity. In Bruce County, we need more affordable housing of all shapes and sizes. Developers and builders have a role to play in creating the kinds of homes our communities need.



Step by Step Guide

This Step-by-Step guide contains key information on the pathways to developing affordable housing in Bruce County, focusing on multi-residential and ground-related housing forms. The guide covers five key areas of the development process: finding land, design, financing and funding, planning and approvals, and construction and pre-occupancy. It contains insights and considerations specific to the County context, as well as tools and resources to help your affordable housing project come to life.

1. Land

2. Design

3. Financing & Funding

4. Planning and Approvals

5. Construction and Pre-Occupancy

Affordable Housing Toolkit

Additional Residential Units

Ensuring everyone has a home they can afford starts with fostering housing diversity. In Bruce County, we need more housing of all shapes and sizes. Homeowners and landlords have a role to play in creating the diverse range of homes that our communities need. If you own or plan to buy a home in Bruce County and are curious about additional residential units, this toolkit will provide information and resources to help you understand what they are, how to create them, and how to manage them.



Step by Step Guide

This Step-by-Step guide contains key information on the pathways for homeowners to create residential units in Bruce County. It includes key information on how to get started, design considerations, financial considerations, and the municipal approval process.

1. Getting Started

2. Design Requirements


3. Financial Considerations

4. The Municipal Approval Process

Landlord 101


Case Studies

Attachment

 [Additional Residential Unit Case Study](#)

Homeowner Checklist

Attachment

 [Homeowner Checklist -->](#)

Tools to Take Action on Housing - 2024/25

Research

- Define Affordable Housing
- Best Practice Review

Stakeholder Engagement

- Municipal Housing Forum
- Developer Consultation and Engagement

Policy, Regulation and Approvals

- New County Official Plan
- Housing Concierge Service

Education, Communication and Advocacy

- Affordable Housing Toolkit
- Housing Action Plan
- ADU Workshops

Incentives

- Consider Developing Affordable Housing
- Affordable Housing Community Improvement Plan
- Supply of Government owned lands

Thank You!

Claire Dodds, Commissioner,
Community Development Office

**COMMUNITY DEVELOPMENT OFFICE
CONTACT**

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