

STRATEGIC PLAN TO CREATE AFFORDABLE HOUSING SUPPLY IN THE SECONDARY RENTAL MARKET

May 10, 2022

Consultations – What We Heard



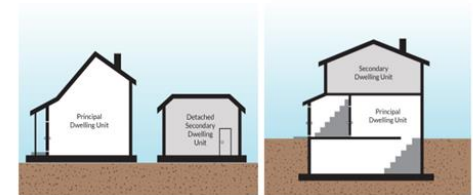
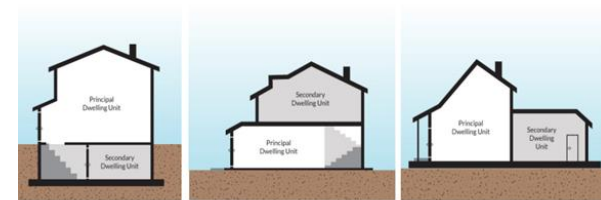
- Support for a City-wide Second Dwelling Unit strategy that is geared towards increasing overall supply of rental housing
- Support for the creation of an incentive program to address costs associated with creating Second Dwelling Units
- Creation of a secondary suites program with affordability parameters and targeting City locations with undersupply of rental units
- Creating land development initiatives that support the construction industry, homeowners and tenants

Consultations – What We Heard

- That a punitive rental housing licensing by-laws act as a significant barrier to creating and maintaining affordable Second Dwelling Units
- That homeowners may require supports but should be given the independence to select own tenants
- Need to reduce disincentives, barriers or complex processes that impede the creation of Second Dwelling Units
- Regulate short term rental units
- Avoid rental licensing
- Expand where and in what dwelling types Second Dwelling Units can be created in Hamilton

What the Strategy Offers

- Tools in the City's toolbox to create and maintain affordable housing for people in Hamilton
- Options for creating affordable housing supply at a reduced cost per unit
- The benefits and barriers of creating second dwelling units
- An alternative for meeting supply targets outlined in Hamilton's 10-Year Housing & Homelessness Action Plan
- Knowledge of the value of the secondary rental market as a means of providing affordable housing supply



What are Secondary Dwelling Units - (strategy)

- Self-contained units - meaning they have their own kitchen, bathroom, living area, and separate entrance;
- Located on the same lot as the principal dwelling;
- Subordinate to the principal dwelling insofar as its gross floor area is smaller than the gross floor area of the principal dwelling - SDUs are an accessory to the principal dwelling;
- Known for having flexible living arrangements where the principal or Second Dwelling Unit can act as a rental arrangement or for intergenerational living

Second Dwelling Units can take the form of and are also commonly referred to as second units, basement apartments, granny-suites, garden suites, laneway housing, coach houses, accessory dwelling units, in-law suites and others

What are Secondary Dwelling Units – (By-Law 21-071)

- Secondary Dwelling Unit shall mean a separate and self contained Dwelling Unit that is accessory to and located within the Principal dwelling and shall not include a Farm Labour Residence.
- Secondary Dwelling Unit Detached shall mean a separate and self-contained detached Dwelling Unit that is accessory to and located on the same lot as the principal dwelling but shall not include a Farm Labour Residence

<https://www.hamilton.ca/sites/default/files/media/browser/2021-05-17/21-071-final-v2.pdf>

Benefits of a Second Dwelling Unit



- For Renters
- For Home owners
- For Home-buyers
- For Developers

AFFORDABLE



- Seniors Aging in place
- Multi-generational living opportunity

HEALTHY



- Efficient Use of Existing Infrastructure and Services
- Efficient Use of Housing Stock

SUSTAINABLE

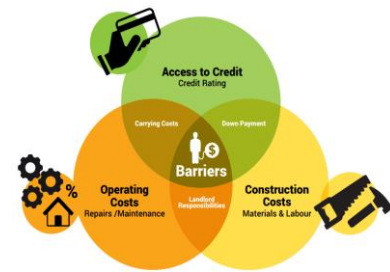


- Housing Choice
- Leverage Private Sector
- Economic Development
- Unique way to build affordable housing in expensive areas

INNOVATIVE



Barriers to Creating and Maintaining Secondary Units



- Cost Barriers including gaining access to credit, cost of labour & materials and operational costs
- Knowledge and navigation including lack of clarity on costs and benefits; landlord responsibilities and navigating municipal approval process
- Internal City of Hamilton process including lack of common goal in creating and maintaining the supply of secondary suites
- Regulatory Barriers which have been addressed through changes to the zoning by-law

Strategy Implementation and Recommendations

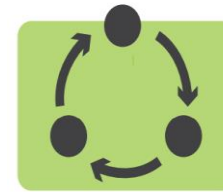
- Create a more suitable regulatory environment
- Address financial and economic barriers which prevent the ability to create and maintain second dwelling units
- Improve internal processes to support creating a greater supply of affordable second dwelling units



Strategies to Create a More Suitable Regulatory Environment (4)



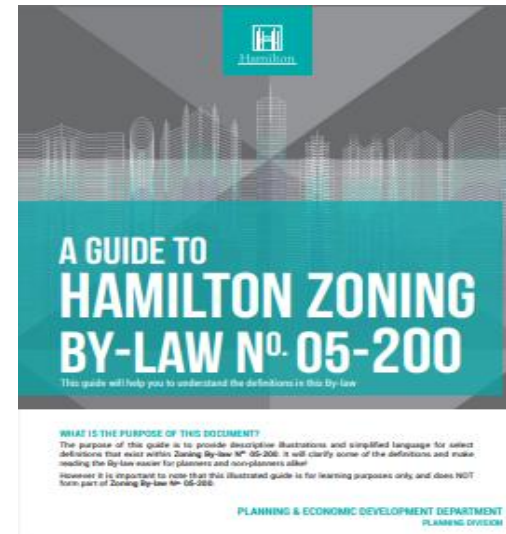
Strategies to Address the Financial and Economic Barriers which Prevent the ability to Create and Maintain Second Dwelling Units (2)



Strategies to Improve Internal Processes to Support Creating a Greater Supply of Affordable Second Dwelling Units (5)



Strategies to Address Communication, Knowledge and Capacity Barriers which can Prevent Creating Second Dwelling Units (5)



Strategy Implementation and Recommendations

- Address communication, knowledge and capacity barriers which prevent creation of second dwelling units
- Partnership with Key Stakeholders and senior levels of Government



For more Information, Please contact

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Hamilton

QUESTIONS & ANSWERS
Thanks!!