



Understanding the Housing Supply Issue: Local Government Response

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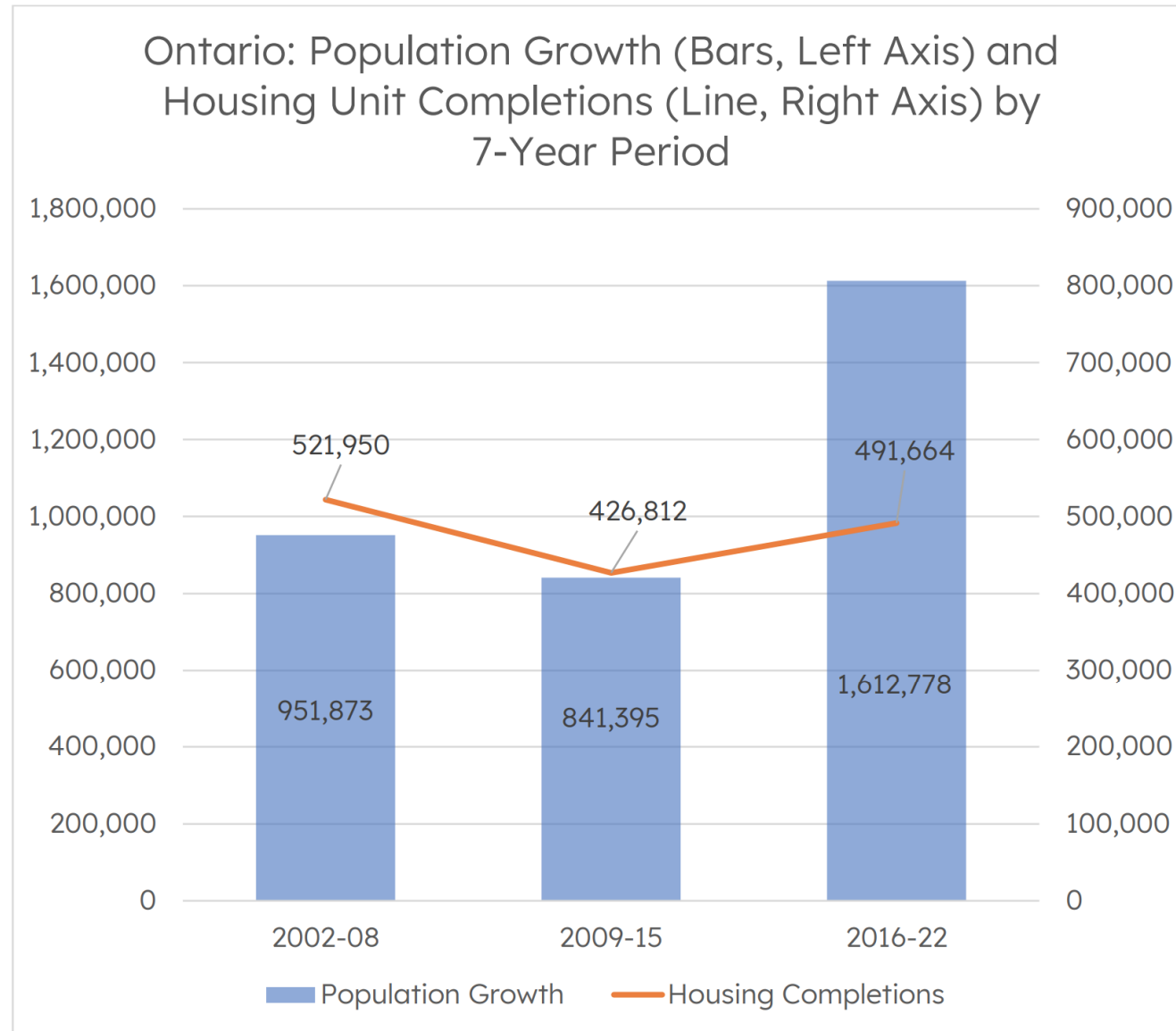
Three Points to Address

1. Understanding the Housing Issue (Supply and Affordability)
2. Assessing the Range of Housing Needs (Demand)
3. What Municipalities Need to Do

Need to Understand Supply and Demand

- The Need to Understand Economics and Planning
 - Simply..... Supply Shortages Lead to Price Increases
 - Estimating Future Demand
- Housing Supply has a lagged response...slow to adjust
- Supply Cost Inputs: Land, Labour and Capital (materials)
- The Key is Short Term “Shovel Ready”(Approved and Serviced) Land Supply
- Understanding the Range of Housing Needs and Connectivity of submarkets (Affordable Market Housing and Non-market Housing (low-income families through homeless people))

Figure 3: Population Growth and Housing Unit Completions in Ontario, by Seven-Year Period⁶



Source: Mike Moffat, [Working Together to Build 1.5 Million Homes](#), August 17, 2023

What Municipalities Could Do

- Estimate Demand/Need for the Future by Housing Type
 - Based on projected population growth
- Develop a Land Needs Analysis by Housing Type
 - For the Official Plan
- Build Infrastructure Expansion Requirements into the Capital Budget
- Monitor Approvals and Short-Term Land Supply (PPS and Bill 23)
- Facilitate infill, "missing middle", development...Remove Exclusionary Zoning
- Facilitate Secondary Suites
- Address NIMBYism

What Municipalities Could Do

- Address Affordable Housing By:
 - Levering “Public” Municipal Land
 - Applying tools such as Inclusionary Zoning
 - Using Partnership Approaches with other levels of government, NGO’s, and the private sector
- Develop a Strategy/Approach to Improve the Efficiency of the Approvals Process
- Access the National Housing Strategy ***Accelerator Fund***

Summary/Conclusion

- The Response to the Housing Issue Requires a Multifaceted Coordinated Response from all Levels of Government, Municipal, Provincial and Federal.
- Municipalities May Address their Approach to the Housing Supply Issue by the Development of a “Housing Action Plan”, as some have already undertaken