

MEMO

To:	Glenn McGlashon, Town of Cobourg
From:	Dana Anderson, FCIP, RPP
Date:	October 12, 2020
File:	08109H
Subject:	Response to Public Comments and Final Affordable Housing CIP

Further to the Statutory Public Meeting held on September 28, 2020 for the Town of Cobourg's draft Affordable Housing Community Improvement Plan ('Affordable Housing CIP'), we are pleased to provide a summary of and response to public feedback received to address questions and concerns.

We appreciate there were a number of comments in support of the CIP and many comments on additional matters, while not directly related to the CIP, important to understand and consider in the broader context of the CIP. Where specific comments were provided in relation to the proposed CIP programs, we have provided a response herein. We have also incorporated some minor changes into the final draft CIP for Council's consideration in response to the public oral and written submissions. These are highlighted.

A copy of the final draft CIP for approval is attached.

1. Public Comments and Responses

Would tiny homes be eligible for any programs under the CIP?

Tiny homes may represent a form of housing, given its size and flexibility that can be utilized as a housing form to provide for an affordable housing option. In terms of the current CIP programs proposed, tiny homes could conceivably be eligible for certain CIP programs based on whether they result in affordable rental or homeownership units.

A tiny home could be implemented as a second unit (i.e. a 'garden suite' or 'coach house') and therefore take advantage of the second unit program.

The Town's Zoning By-law update process will need to examine unit and home size relative to lot sizes from a land use and regulatory perspective. Tiny homes are not currently recognized specifically in policy or in any zoning regulations. Incorporating tiny home regulations into Zoning By-laws, based on smaller lot sizes and smaller unit sizes, could align with recommendations set out in the County and Town Affordable Housing Strategy which recommends policy and regulation updates to accommodate innovative housing forms.

How can sustainable construction and servicing features be secured in the CIP?

We understand the importance of recognizing and rewarding sustainable construction and servicing through the draft Affordable Housing CIP. Sustainable components of construction and servicing including Low Impact Development, energy conservation measures and net zero emission requirements are all important components of sustainable development, in addition to the design of the affordable housing units themselves. **The draft Affordable Housing CIP has been modified to broaden the sustainability design grant/loan program to include project components such as construction, design and servicing matters.**

Response to questions around CIP program implementation

A number of individuals and organizations provided written comments in response to the draft Affordable Housing CIP. We have addressed some specific questions in these submission below:

Q: A question was asked about cost recovery of grants and other funds that would be allocated under the draft Affordable Housing CIP.

A: The CIP has been equipped with a detailed monitoring program to track effectiveness of the CIP and its programs relative to the goals and objectives; determine the CIP's utilization and assess whether adjustments are needed; track the number of affordable housing units created; and monitor the economic and social impact associated with projects receiving incentives. Monitoring of cost recovery and return on investment is an important consideration and will continue to be evaluated by Town staff over time as more projects are funded through the draft Affordable Housing CIP.

A suggestion was provided to establish a 'Roundtable on Affordable Housing for All'. We recognize the importance of local leadership driven by community members and recommend that this component be prioritized for future consideration by Town staff.

Q: A question was asked to clarify that the Town could pursue the purchase of land or the use of surplus land to advance affordable rental and ownership housing objectives.

A: Staff did respond that the CIP by-law had been amended to address this issue and ensure the Town can leverage the programs under the CIP where lands have been made available for an affordable housing project. As expressed at the public meeting, the intention of the program is to allow maximum

use of the program in conjunction with other programs and levels of funding from all levels of government (Federal, Provincial and County).

2. Revisions to the Draft CIP

Key revisions to the draft Affordable Housing CIP are listed below:

- The Universal Design Grant/Loan Program and Sustainable Design Grant/Loan Programs have been expanded in scope to include **residential development projects** in addition to commercial, institutional and mixed use projects.
- Additionally, the Sustainable Design Grant/Loan program has been expanded in scope to include **sustainable construction, design and servicing components of residential**, commercial and mixed-use projects.