

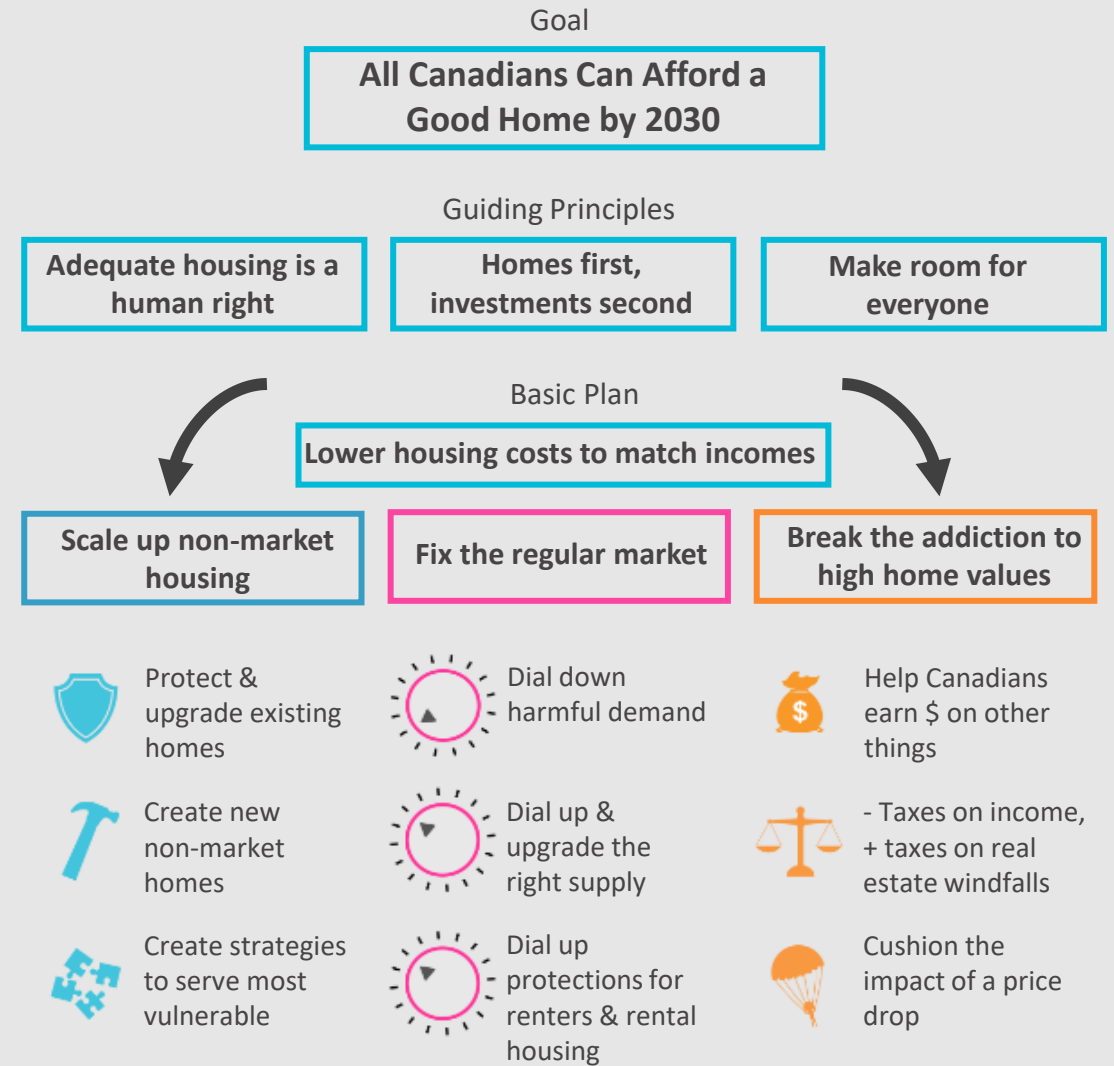
UPDATING THE BALANCED SUPPLY OF HOUSING'S POLICY DATABASE

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POSTDOCTORAL RESEARCHER

HOUSING POLICY FRAMEWORK

- Goal adopted by CMHC
- Three guiding principles
- Three main strategies



HOUSING POLICY DATABASE

- 103 policies from around the world
- Updating the database:
 - Adding missing policies
 - Operationalizing policies
 - Establishing priorities
 - Adding real impact of existing policies
 - Making the platform more practical
- A survey aiming at:
 - Understanding your familiarity with different housing policies and how effective you consider them to be
 - Improving the usability of the current framework

Click on the policies listed below to read their details on the right panel and click again to deselect. You can use the following filters to narrow your search.

Type of Policy
All

Category
All

Level of Government
All

Country
All

Austrian Tenancy Law Fix the regular market - <i>Vienna</i>
Viennese Housing Policy 1 Fix the regular market - <i>Vienna</i>
Viennese Housing Policy 2 Scale up non-market housing - <i>Vienna</i>
Viennese Housing Policy 3 Fix the regular market - <i>Vienna</i>
Foresighted Land Reservation Policy Fix the regular market - <i>Ulm</i>
Hamburg Housing Alliance 1 Scale up non-market housing - <i>Hamburg</i>
Hamburg Housing Alliance 2 Fix the regular market - <i>Hamburg</i>
Alliance for Housing Construction 1 Fix the regular market - <i>Berlin</i>
Alliance for Housing Construction 2 Scale up non-market housing - <i>Berlin</i>
Alliance for Housing Construction 3 Scale up non-market housing - <i>Berlin</i>
Housing Coordination Centre 1 Fix the regular market - <i>Berlin</i>
Housing Coordination Centre 2 Fix the regular market - <i>Hamburg</i>
Inclusionary Zoning in Gothenburg

GAMEPLAN TO FIXING THE HOUSING CRISIS

[Click here for the Framework](#)

Description



- ZONING MEASURES
- ANTI-SPECULATIVE MEASURES
- MEASURES FOR LOWERING HOUSING COSTS
- PROTECTIVE MEASURES

Click on the policies listed below to read their details on the right panel and click again to deselect. You can use the following filters to narrow your search.

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- UPZONING
- DIFFERENTIATED ZONING
- INCLUSIONARY ZONING

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Increasing allowable densities often by relaxing the zoning code's height

- UPZONING
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Increasing allowable densities often by relaxing the zoning code's height

SOFT UPZONING

Upzoning some areas of the city slightly. For example, allowing accessory apartments or secondary suites in single-family home areas, or allowing a change of use from commercial to residential, or upzoning by one transect zone for some areas.



Since 2018, the City of Canmore allows adding accessory dwelling units.

ATTACHED
Suite attached to or contained within a principal dwelling unit. (Example: Secondary suite within the basement of the principal dwelling unit.)

DETACHED
Suite in a building that is separate from the principal dwelling unit. (Example: Garage suite or garden suite.)



INFORMATION GUIDE: Accessory Dwelling Units

ZONING MEASURES

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Increasing allowable densities often by relaxing the zoning code's height

DYNAMIC UPZONING

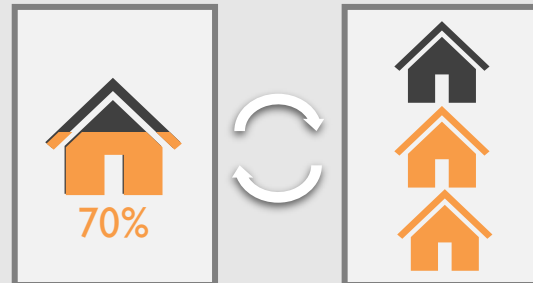
Upzoning neighbourhoods automatically if certain conditions are met.

An idea put forward by Patrick Braga in 2018 in Strong Towns

NOT available in the Policy Database

If building footprints in a block reach 70% of maximum physical buildout and if 70% of households in that block are renters, then the city must increase the zoning of all parcels in that block by one transect zone.

Gradual increase in property values is beneficial for tenants.
Systematic capacity increase creates long-term potential for adding supply.



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Increasing allowable densities often by relaxing the zoning code's height

BROAD UPZONING

Zoning changes that allow at least moderate density on a large share of parcels.

According to [Shane Phillips](#), when zoning buffer is wide, upzoning creates affordability. When it is narrow, landowners or developers win, and it does not create affordability.

Zoning buffer: the gap between a city's current population (or housing stock) and its estimated capacity.

The Missing Middle Housing Initiative of Victoria - 2023



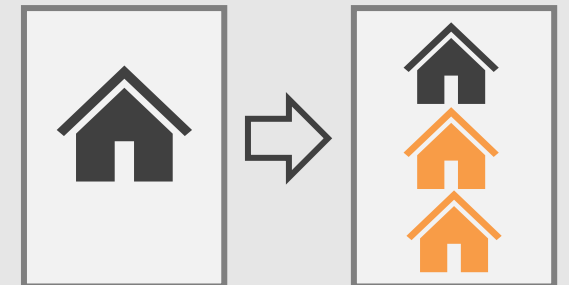
The initiative would replace single-family zoning and allow the construction of six-unit homes on mid-block lots and up to 12-unit townhomes on some corner lots without rezoning.

Nationwide upzoning of Newzealand - 2019

A zoning reform allowing medium density housing in all of the country's major cities. This reform was put in place after the success of Auckland which removed single dwelling restrictions on three-quarters of residential land and trebled the number of dwellings that could be built within the residential area in 2016. Research shows that this policy stimulated construction. In five years, an estimated 26k new homes were permitted as a direct result.

Abolishment of single-unit zoning in Minneapolis - 2018

The Minneapolis 2040 plan legalized duplexes and triplexes just about anywhere in the city. But the result shows very few constructions in 2020 (16) and a 3-5% increase in prices compared to non affected parcels.



ZONING MEASURES

- UPZONING
- **DIFFERENTIATED ZONING**
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Zoning measures that create some advantage for specific types of projects

RESIDENTIAL RENTAL TENURE ZONING

A type of zoning aimed to preserve the existing rental stock and to encourage the construction of new rental supply. Basically, the rental tenure of some buildings or some areas are protected through this strategy.

New Westminster, British Columbia



Available in the Policy Database

In 2018, the BC government adopted an amendment to Local Government Act and Vancouver Charter, providing local governments with a new authority to zone for residential rental tenure.

Possible

- Requiring that new housing in residential areas be developed as rental units
- Ensuring that existing areas of rental housing are preserved as such

Not possible

- Zoning residential rental tenure in single-family areas
- Limiting tenure to ownership and prevent rental

New Westminster was the first municipality to enact Residential Tenure Zoning for protecting 6 stratified rental buildings by prohibiting owner occupancy, and restricting tenure to rental only.



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Zoning measures that create some advantage for specific types of projects

AFFORDABLE HOUSING OVERLAY

An added layer on top of existing zoning ordinances for projects of 100% affordable housing.

Cambridge's 100% Affordable Housing Overlay



NOT available in the Policy Database

In 2020, the City of Cambridge passed its 100% Affordable Housing Overlay (AHO).

Studies show that this ordinance could reduce affordable housing development costs by 10 to 15 percent.

It helps increase affordable development capacity, allowing developers to stretch subsidies over more units and better compete on land acquisitions.

It will reduce execution risks and give lenders more confidence to provide land acquisition and pre-construction loans.

Residential Size Increase

Allowing 4-story buildings with minimal setbacks throughout all residential districts, including single-family housing zones.

Taller Buildings on Corridors

Allowing taller development, up to 7 stories, along commercial corridors.

Process Change

Developments are by-right, eliminating costly citizen lawsuits being used to delay housing construction.



- UPZONING
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- **INCLUSIONARY ZONING**

Obliging or encouraging the inclusion of a percentage of social and/or affordable housing in private development projects

Density Bonus

Permitting more density if the developer includes affordable and/or social housing in the project.



2005 – Affordable housing inclusion strategy

2017 – Quebec government gives new power to municipalities to condition private development to the provision of social, affordable and family housing
2021 – Adoption of the Bylaw for a Diverse Metropolis

20% social housing

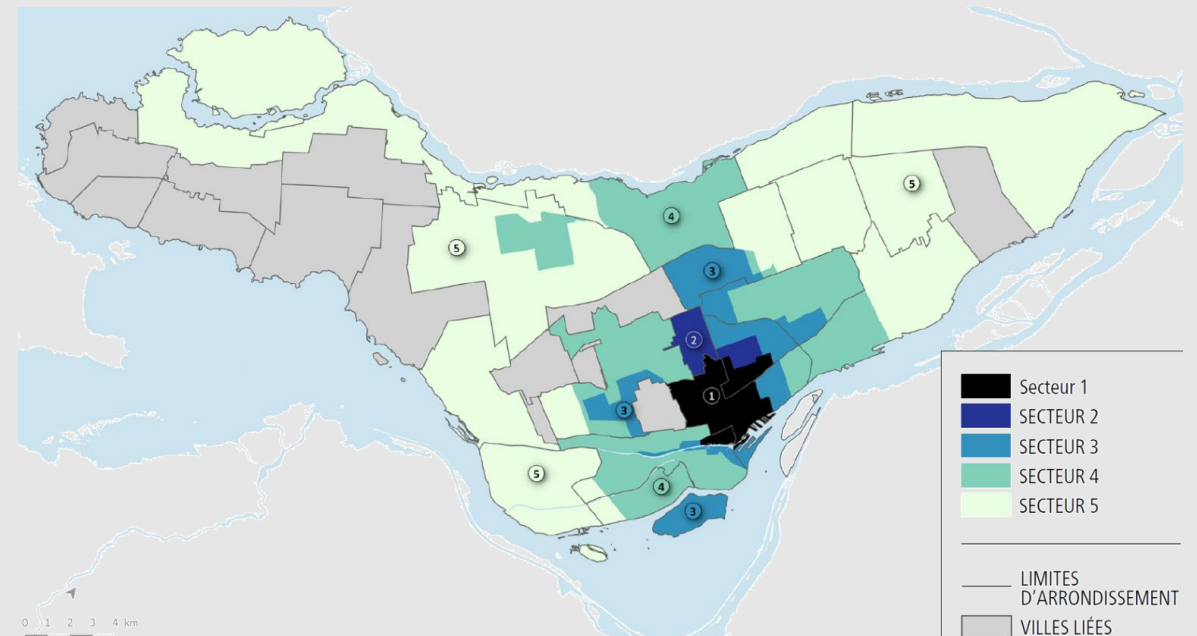
If the developer is building 10,000 square meters, a piece of land should be given away on which 2000 square meters could be built. It is replaceable by financial contribution.

20% affordable housing

Concerns zones in which Urban Development Plan has been modified. It can be replaced by financial contribution. Affordable units are those sold or rented at 80% of the market rate.

20% family units

No price obligation. Size obligations.



- UPZONING
- DIFFERENTIATED ZONING
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Obliging or encouraging the inclusion of a percentage of social and/or affordable housing in private development projects

Mandatory Inclusionary Zoning

All (or specific) developments are required to provide a percentage of affordable and/or social housing as a condition of development approval.



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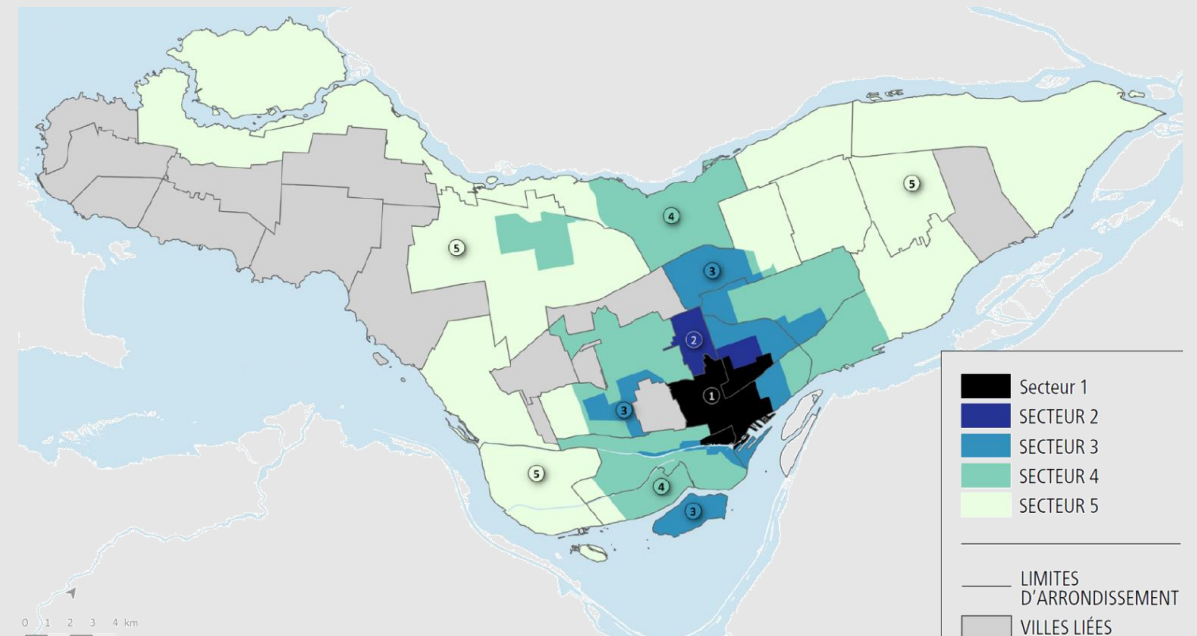
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ANTI-SPECULATIVE MEASURES

- LAND VALUE TAX
- CAPITAL GAIN TAX

ANTI-SPECULATIVE MEASURES

- LAND VALUE TAX

A tax on a piece of land, rather than the property sitting on top of it.

The owner of a vacant plot of land would pay the same amount of taxes as a neighbouring owner with a block of apartments on their land.

With property taxes, the responsible owner who improves their property can be taxed more. With land value tax, the improvements are not taxed, so encouraged.

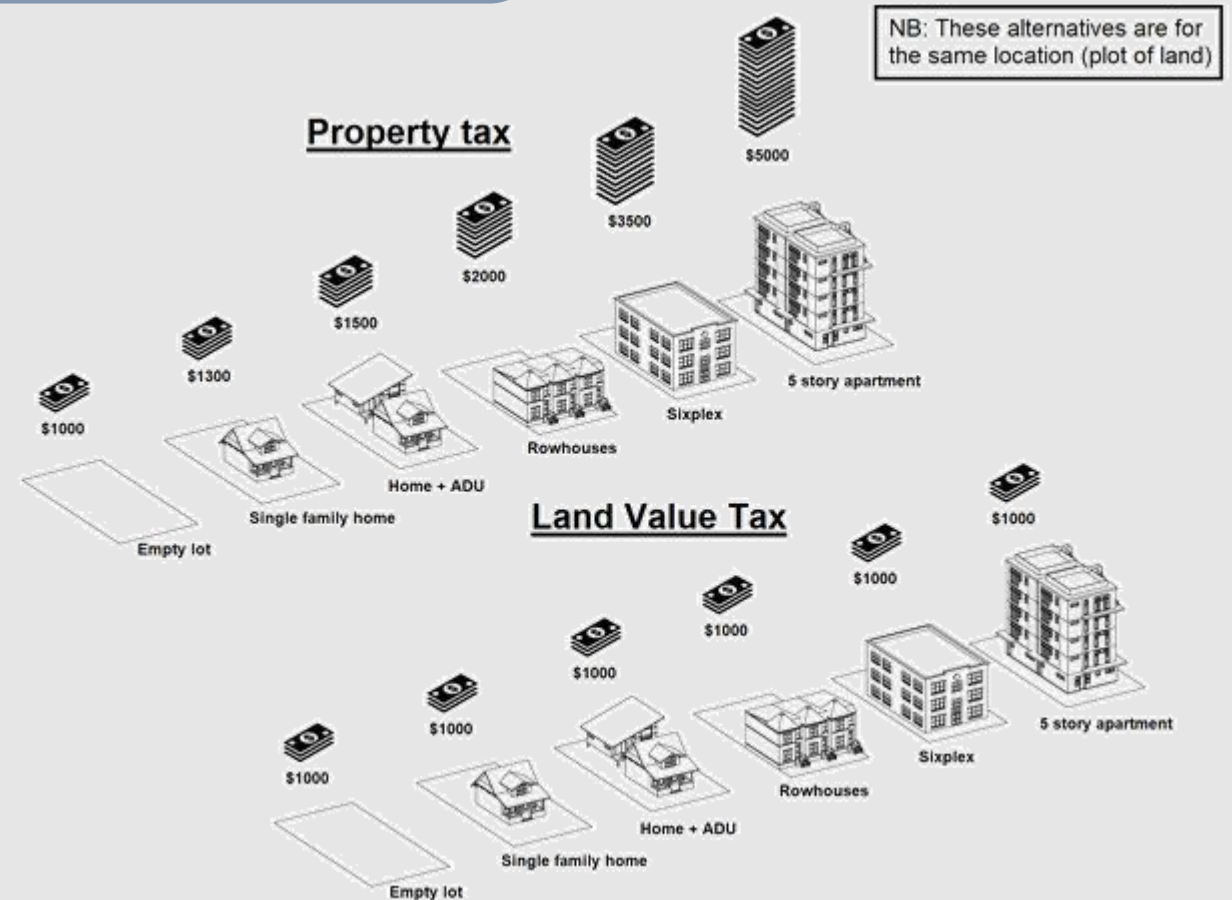
- CAPITAL GAIN TAX

The idea is to capture the added value when a property is sold. Different exemptions may exist for this tax. Primary residence or purpose-built rentals may be excluded.

Land Value Tax Policy in Harrisburg, Pennsylvania

NOT available in the Policy Database

Harrisburg has a split-rate taxation. They started with a 2 to 1 ratio. So, land was taxed twice the building. Now, they are at a 6 to 1 ratio. The ultimate goal is to eliminate property tax. This policy has had significant results in Harrisburg. Vacant structures fell by 80%, and residential units increased.



MEASURES FOR LOWERING HOUSING COSTS

- **FINANCIAL INCENTIVES**

Policies such as waiving development charges, planning application fees and building permit fees, or waiving property taxes for non-market or rental housing.

- **PROCEDURAL INCENTIVES**

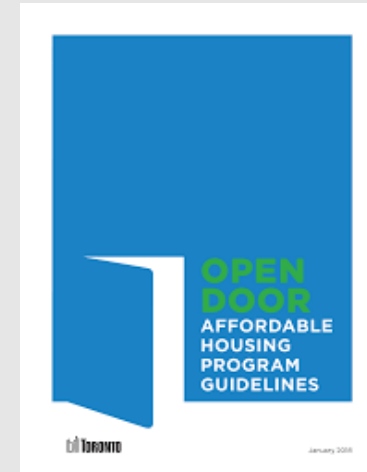
For non-market housing or purpose-built rental housing, we can put in place strategies such as fast-track development approval process or exemption from public consultation obligations. These strategies lower housing costs for these projects by reducing the time they need to wait for permit.

Open Door Program Toronto, Ontario



Available in the
Policy Database

City Council adopted the Open Door Program directions in December, 2015 to improve the City's capacity to work with non-profit and private-housing sectors to create affordable housing at a faster pace.



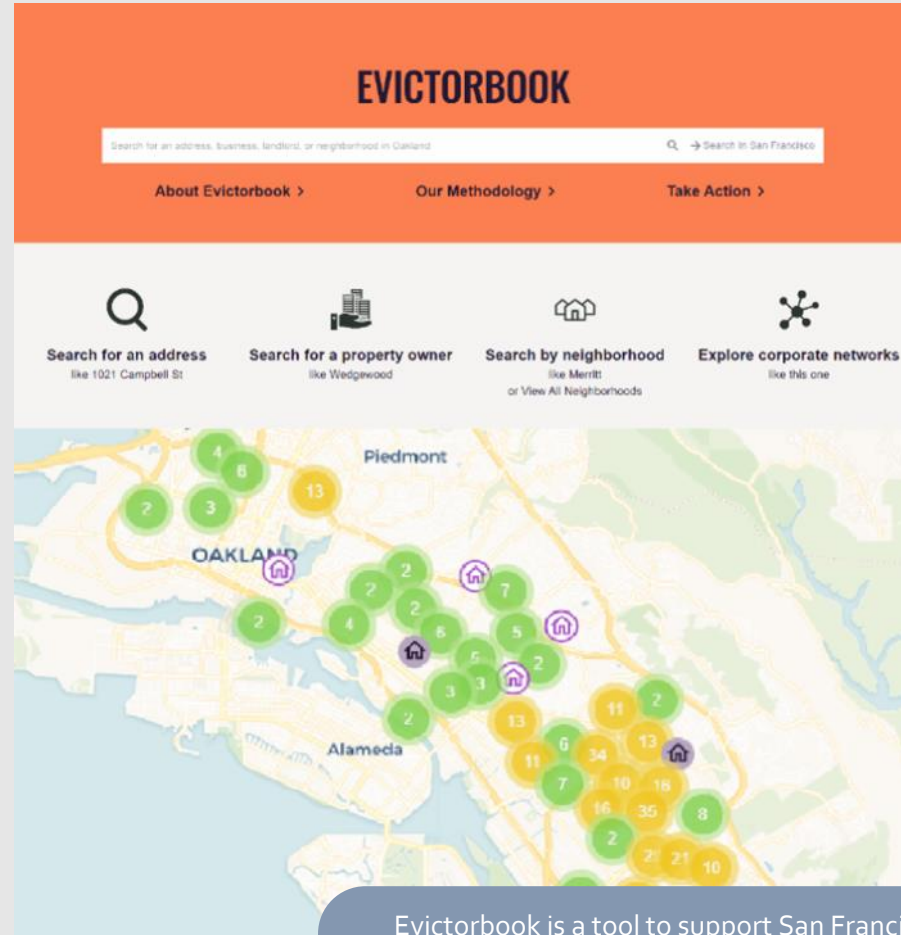
The Open Door Program assists private and non-profit affordable housing organizations to reduce the cost of developing housing and improve housing affordability through:

- Providing City financial contributions including capital funding and incentives such as exemptions from planning fees, development charges and property taxes;
- Fast-tracking planning approvals through the Open Door Planning Service for projects that meet the intent of the City's Official Plan, and;
- Unlocking opportunities on private, public and non-profit land for affordable housing, including properties owned by Toronto Realty Agency, the Toronto Transit Commission, the Toronto Parking Authority and Toronto Community Housing, among others.

PROTECTIVE MEASURES

- RENT CONTROL
- RENTAL REGISTRY
- PREVENTING RENOVICIONS
- **EVICION REGISTRY**
- REGULATING SHORT-TERM RENTALS
- PROTECTION FROM CONDO CONVERSIONS

Evictorbook, San Francisco  NOT available in the Policy Database



Evictorbook is a tool to support San Francisco and Oakland tenant organizers in researching properties, landlords, and the complicated webs of corporate ownership behind them. By relating the past three decades of eviction data to properties and their historical owners, the site helps tenants and organizers identify serial evictors, their shell companies, other properties in their portfolio, and suspicious eviction patterns.

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Rental Registry, Montreal



NOT available in
the Policy Database

Registre
des loyers

**J'inscris
mon loyer**

Remplir le formulaire



VIVRE EN VILLE
la voie des collectivités viables

UPDATING THE BALANCED SUPPLY OF HOUSING'S POLICY DATABASE

SURVEY LINK



**Balanced
Supply
of Housing**

Academic / Community Partnership

BSH Spring Workshop – May 2023

