



DEVELOPMENT SERVICES MEMORANDUM

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TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

FROM: J. ROBERTS, MANAGER OF STRATEGIC INITIATIVES, POLICY AND ANALYSIS, EXT. 4705

WARD: ALL

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE, AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: HOUSING NEEDS ASSESSMENT

DATE: JUNE 7, 2023

The purpose of this Memorandum is to provide members of Council with an update on the progress of the Affordable Housing Strategy Update. Phase 1 of the project, the Housing Needs Assessment is now complete and attached to this memo.

A Housing Needs Assessment is an important tool to determining the near- and longer-term demand for housing and the current gaps observed across the housing continuum in Barrie. Informed by data and in-depth research this assessment allows the City to understand where the largest gaps exist as well as the magnitude and characteristics of homes needed across the continuum. It evaluates the strategies currently in place to address gaps at both the County of Simcoe and City level, identifies where additional strategies are needed and where existing programs are not meeting stated objectives, in addition to where efforts should be focused. The analysis illustrates why affordability is worsening and the specific leading factors contributing to the housing crisis in Barrie.

Highlights of the Housing Needs Assessment

- There are very limited options in the market for moderate and low-income households in both ownership and rental tenures.
- New rental housing development has been stagnant in recent decades – only adding 350 units in the past 20 years.
- Rental rates in Barrie have been rising rapidly with many options exceeding \$2,000 per month.
- The supply of ownership housing is not meeting demand, particularly for low and moderate-income households.
- Lack of affordability in the ownership market is driving 'would be' purchasers to the rental market, increasing demand within an already constrained rental market. Options that might have been available to moderate renter incomes historically are no longer available.
- Barrie's ownership housing stock has experienced significant growth over the last decade. More than 90% of housing completions since 1990 have been ownership tenure.



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- Average pricing for all housing types, including townhouses and condominium apartments, far exceeds the affordability thresholds for moderate income households.

Next Steps

With the completion of the Housing Needs Assessment, the City has the information needed to focus on developing policy recommendations to improve housing outcomes. Phase 2 of the project will look at how to approach a variety of indicators towards meeting affordable housing goals including developing affordable housing targets, managing spending on affordable housing strategies and implementing new strategies to encourage affordable housing. Staff will be returning to Council in Fall 2023 to seek direction on policy options.

The updated Affordable Housing Strategy is anticipated to be completed by the end of 2023.

For more information on the Affordable Housing Strategy please visit, <https://www.buildingbarrie.ca/affordablehousing>

If there are any questions associated with this project, please contact Jennifer Roberts at 705-739-4220 ext. 4705 or via email at Jennifer.Roberts@barrie.ca

Attached: City of Barrie Housing Needs Assessment – May 2023