



Housing Accelerator Fund CIP Update | **PUBLIC MEETING**

October 21, 2025



Agenda

1. About the Project
2. Background Work
3. Proposed Updates
4. Feedback Received
5. Next Steps, Comments, & Questions



Legislative Notes

This meeting is being held in accordance with the requirements of Sections 17 and 28 of the *Planning Act*

Notice of this meeting was provided in accordance with the prescribed process defined in the *Planning Act*

Anyone can make an oral and/or written submission to the Township regarding the CIP amendments

If a person does not make oral and/or written submissions to the Township respecting the CIP amendments **before** a decision is made to approve this Plan, their eligibility to appeal and/or be added as a party to a hearing of an appeal before the Ontario Land Tribunal (OLT) may be affected



1. About the Project



About the Project

The Township initiated a review of the Community Improvement Plan (CIP) in 2025 as part of a collaborative Housing Accelerator Fund project with Middlesex County

Primary Goal

Enhance the existing Lucan Biddulph CIP to accommodate more affordable, attainable, & climate-resilient housing

Desired Outcomes

- New or enhanced incentive program offerings
- Comprehensive policy alignment
- Practical and actionable implementation
- Effective community engagement



What is a CIP again?

A planning and economic development tool to guide investment, development, and revitalization projects to support physical improvement in a municipality.

A CIP supports physical improvements by:

1. Offering financial incentives for improvement projects (grants, loans, tax relief); and
2. Identifying plans/strategies for public sector projects (streetscaping, public facility repair, trail development).

CIPs allow Municipalities to support private improvements/development in ways that would otherwise be prohibited in the Municipal Act



Lucan Biddulph's CIP

Prepared in 2021 and applies to entire Township

Plan establishes “**Balanced Growth**” as one of five guiding principles, encouraging the development of housing that is more diverse and affordable

Contains 7 incentive programs ranging from façade improvement to industrial development, several offering incentives for housing-related projects



2. Background Work



Background Review

Fundamental in helping the project team and Township better understand the current conditions by:

- Providing an overview of housing policy
- Summarizing the County Attainable Housing Review
- Analysing the local housing market and dynamics present
- Identifying gaps and barriers in the CIP to housing supports
- Exploring potential enhancements and updates to the CIP to reflect best practice

Provided overall direction for the development of specific recommendations and amendments



Middlesex County
Housing Accelerator CIP Updates
Joint Background & Context Report

August 2025

New County Housing Targets

10% of all new housing developed between 2023 and 2027 will be **Affordable Rental Housing** (In 2022, this was defined as rents less than \$1,039 per month)

15% of all new housing will be **Affordable and Attainable Ownership Housing** (in 2022, this is defined as ownership housing priced less than \$572,000)

10% of new housing units will be **purpose-built rental units**

25% of new housing units will be in the form of **multiple units or apartment dwellings**



Middlesex County Attainable Housing Review Report – Final Report

July 2023



Lucan Biddulph Snapshot

Area Median Household Income (**AMHI**) is \$105,000 (2021) - affordable monthly shelter costs for this income would be ~\$2,625 per month (no more than 30% of gross income)

% of AMHI	% of Households	Annual HH Income	Affordable Monthly Shelter Cost (30% of Income)
Very Low Income (up to 20%)	2.05%	<= \$21,000	<= \$525
Low Income (21% to 50%)	14.58%	\$21,000 - \$52,500	\$525 - \$1,313
Moderate Income (51% to 80%)	20.46%	\$52,500 - \$84,000	\$1,313 - \$2,100
Median Income (81% to 120%)	26.09%	\$84,000 - \$126,000	\$2,100 - \$3,150
High Income (121%)	36.83%	>= \$126,000	>= \$3,151

Source: 2021 Census, HART Tool <https://hart.ubc.ca/housing-needs-assessment-tool/>

Lucan Biddulph Snapshot

Average Market: Ownership

Dwelling Type	Average Purchase Price	Est Monthly Shelter Cost*	HH Income to be Affordable
Single Detached	\$710,000	\$4,970	\$198,800
Semi-Detached	\$500,000	\$3,500	\$140,000
Row/Townhouse	\$520,000	\$3,640	\$145,600
Condo	\$470,000	\$3,290	\$131,600

Home purchase prices are out of reach for a lot of households in the community

Average Market: Rentals

Dwelling Size	Average Market Rent	HH Income to be Affordable
Bachelor	\$1,032	\$41,280
1-Bedroom	\$1,302	\$52,080
2-Bedroom	\$1,539	\$61,880
3+ Bedroom	\$1,841	\$73,640

Rentals, while relatively more affordable than home ownership, can still be out of reach for many households in lower incomes and/or where there is a lack of available units

Average market data taken from <https://www.ontario.ca/page/municipal-development-and-community-benefits-charges-and-parklands>

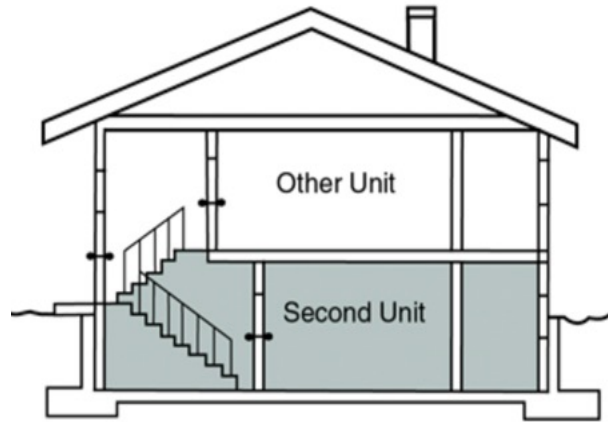
*MMAH Assumptions: 5% down payment, 25-year amortization, 5-year fixed mortgage rate at 5%, 0.125% house value/month taxes and 4.0% mortgage insurance premium

Existing Housing-Related Programs



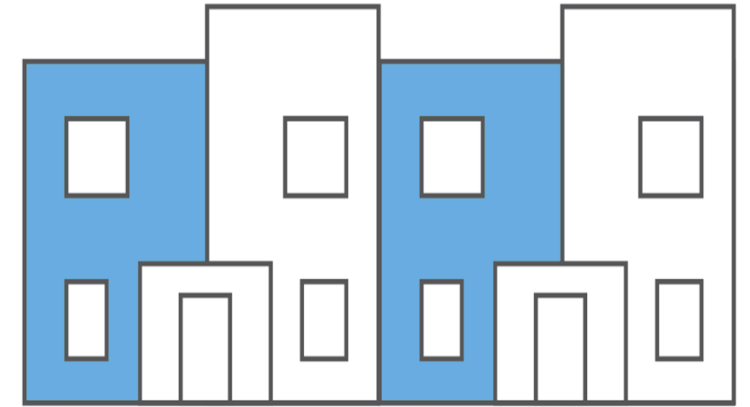
Conversion, Expansion, & Redevelopment Program

Grant up to \$15,000



Additional Residential Unit Program

Grant up to \$9,000



Affordable Rental Housing Unit Program

Grant up to \$27,500 (4 units) +
up to 80% relief from DCs

Key Themes from Review

The existing CIP currently integrates many of the programs identified as “best-practice” in Ontario

Need for more substantial incentives and supports for attainable housing – **current incentive levels are not enough**

Definitions of affordability need to be tightened up and modernized based on Average Market Rent and income levels



Average Development Cost Estimates

Dwelling Type	Average Estimated Development Cost
Single Detached	\$613,500 / Unit
Row/Townhouse	\$404,700 / Unit
3 Storey Stacked Townhouse	\$358,800 / Unit
Apartment/Condos (up to 6 storeys)	\$420,900 / Unit

Estimates prepared by Re:Public Urbanism and Parcel Economics, using Altus 2025 Construction Cost Guide estimates and available Municipal fee information

3. Proposed Updates



Updated Affordable Rental Housing Program

Program has been completely overhauled to provide opportunity for most impact

Supports rental housing projects where **at least 25% of units are defined, and maintained, as affordable for 25 years**

Relies on a Tax Increment Grant, or “TIG” as the main driver – acts as a long-term, partial deferral on taxes



Building Permit & Planning Fees (one time)		Matches 100% of eligible fees, up to \$5,000
Professional Fees (one time)		Matches 50% of eligible fees, up to \$2,500
Tax Increment Grant (25-year annual grant per attainable unit, funded through future tax revenue)		
Average-Market Rent	91% to 100% of AMR	\$2,000 per unit / per year
Near-Market Rent	81% to 90% of AMR	\$3,500 per unit / per year
Attainable Rent	≤ 80% of AMR	\$5,000 per unit / per year

TIG Program Example



	Pre-Dev
Assessed Value	\$250,000
Local Tax Rate	0.00709560
Local Tax Amount	\$1,774
County Tax Rate	0.00462281
County Tax Amount	\$1,156
Local + County Taxes	\$2,930

TIG Program Example

Post-Development

6 Market Units + 2 Affordable Units



	Pre-Dev	Post-Dev	
Assessed Value	\$250,000	\$5,000,000	
Local Tax Rate	0.00709560	0.00709560	
Local Tax Amount	\$1,774	\$35,478	Increment = \$33,704
County Tax Rate	0.00462281	0.00462281	
County Tax Amount	\$1,156	\$23,114	Increment = \$21,958
Local + County Taxes	\$2,930	\$58,592	

Increment = difference between post-development taxes and pre-development taxes. Used to establish maximum grant amount and fund payments.

Maximum annual grant per property = no more than 50% of the increment, in this case it would be:

- Lucan Biddulph Portion: no more than \$16,852 annually
- Middlesex County Portion: no more than \$10,979 annually

TIG Program Example

Post-Development

6 Market Units + 2 Affordable Units



	Pre-Dev	Post-Dev	
Assessed Value	\$250,000	\$5,000,000	
Local Tax Rate	0.00709560	0.00709560	
Local Tax Amount	\$1,774	\$35,478	Increment = \$33,704
County Tax Rate	0.00462281	0.00462281	
County Tax Amount	\$1,156	\$23,114	Increment = \$21,958
Local + County Taxes	\$2,930	\$58,592	

2 Units rented @ Near Market (81%-90% AMR) = \$3,500 per unit, per year = **\$7,000 total, per year**

County may participate using their portion of taxes and respective increment, which could double the grant value.

25-Year Grant = \$87,500 per unit

25-Year Tax Revenue from property = \$711,950 (*frozen tax rate used for example purposes*)

New Rental Housing Retrofit Program

Supports sustainability, energy efficiency, and climate-resilient upgrades for existing multi-unit residential rental buildings, both market and affordable

Offers a 50% matching grant up to \$5,000 to help cover costs of:

- Building energy efficiency retrofits
- Renewable energy integration
- Green infrastructure in site design
- Active & Low-Carbon Transportation Amenities



Other Updates

Increased construction cost-matching grant from \$5,000 to \$7,500 for Conversion, Expansion, and Redevelopment and Additional Residential Unit Programs

Added language to clarify Middlesex County ability to participate and contribute to grant funding, and introduced performance and monitoring indicators to measure progress on affordable housing goals

Modernized definitions, including “**Affordable Housing**”, which is defined as the least expensive of:

A unit for which the rent does not exceed 30% of gross annual household income for low- and moderate-income households (lowest 60% of the income distribution in the regional market area);

OR

A unit for which the rent is at or below the Average Market Rent (AMR) of a unit in the regional market area (as determined by CMHC and reported by MMAH).



Purpose & Effect

Encourage the creation of new affordable rental housing and support retrofits that extend the lifespan and efficiency of existing buildings.

Ensure alignment with provincial policies and modern affordability definitions.

Make CIP programs more competitive and accessible to builders, non-profits, and property managers while promoting climate-resilient construction.

Support the Township's long-term vision for sustainable growth and improved housing options for residents.



4. Feedback Summary



Feedback Summary

No submissions have been received at the time of writing

Any potential changes to the draft CIP as a result of comments received will be identified for Council prior to consideration of a decision.

5. Next Steps



Approval Process

Following this public meeting, Council will consider all feedback and comments received to date and decide on whether to adopt the plan as-is, adopt with revisions, or defer a decision. **A council decision is anticipated for November 2025.**

Per the requirements of the *Planning Act*, adoption of the Plan will be by way of By-law. Council's decision may be appealed in accordance with Section 17 of the *Planning Act*.

If no appeals are received within 20 days following a decision, the Plan will come into effect, with grant availability and budget determined by the Township.



Thank you! Comments or Questions?

Requests for more information, as well as comments or questions, may be submitted in-person or by mail to 270 Main Street, Box 170, Lucan, ON N0M 2J0, or by email to:

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