



Good day OHBA Members,

Last week, the Ontario New Democratic Party finalized their 2022 provincial election platform with supply side solutions aimed at addressing the housing affordability crisis. Entitled, "[Strong. Ready. Working for You](#)". The plan includes a number of measures aimed at building a vast spectrum of housing options, including the province taking a more direct and active role in home construction with the proposed establishment of Housing Ontario, a public entity.

It is important to note how the Inclusionary Zoning (IZ) and "use or lose it" levy, that are included as part of the ONDP platform, would impact housing supply and affordability. If IZ policies are not implemented fairly or equitably, it essentially become a hidden tax on new home buyers who will shoulder the burden of that subsidy. Furthermore, on the proposed levy, an approved unit/lot does not mean it is shovel ready to build. To get to that stage can take years from zoning to being ready to build due to servicing, planning requirements, and countless additional approvals needed. If elected, the OHBA will work with a potential NDP government to ensure there is clarity around the impact that inclusionary zoning will have on housing affordability throughout our province and what factors go into a lot being ready to build on.

The OHBA is encouraged to see all political parties, including the ONDP, taking the issue of housing supply seriously. For your convenience, our staff have included a few of the important points below:

Strong, Ready, Working for You: Homes You Can Afford

The Ontario NDP Plan on Housing

Increasing the supply of new homes, making it easier to buy, and strengthening homebuyers' protections

- Build 1.5 million homes over 10 years, in a mix of starter homes, purpose-built rentals and affordable housing units.
- Establishing Housing Ontario, that will finance and build at least 250,000 affordable and non-market rental homes over the next 10 years, operated by public, non-profit and co-op housing providers in mixed-income communities.
- Introduce a "use-it-or-lose" tax on developments where permits and infrastructure is in place, but housing isn't being constructed.
- Reform land use planning rules to include aligning growth with transit investments and updating zoning rules to enable the construction of affordable "missing middle" housing – like duplexes, triplexes and townhomes – wherever residential development is allowed.
- End exclusionary zoning practices that limit the construction of missing middle housing options such as duplexes, triplexes and townhomes.
- Creating a new *Residents' Rights Act* for homeowners to convert an unused garage, basement or floor of their home into an affordable rental home.
 - Encourage more basement apartments, laneway houses and granny flats
- Remove limits on the use of inclusionary zoning.

Skilled Trades and Apprenticeships

- Increase skilled immigration and apprenticeship opportunities.
 - Promoting the skilled trades and ensuring adequate funding for colleges, trade schools and apprenticeships.
 - Work with municipalities, unions and employers to increase apprenticeship opportunities and on-the-job training.
 - Work with the federal government to bring more skilled tradespeople to the province under the Ontario Immigrant Nominee Program.
- Eliminate mandatory parking minimums.
- Standardize purchase agreements for new homes with standard clauses.

Rental

- Bring in rent control for all rental units and end vacancy decontrol.

Home Financing

- Provide home equity loans of up to 10% of the purchase price of a home to first-time home buyers with household incomes under \$200,000. Repayable when they sell or move.
- Create a revenue-neutral fund to finance repayable loans. That fund will be self-sustaining. Gains in the fund over time will be used to maintain the fund.

Cooling the Housing Market

- Introduce a speculation and vacancy tax on residential property.
- Maintain the Non-Resident Speculation Tax at 20%.
- Enable progressive residential property taxes, letting municipalities them shift more of the tax burden onto properties worth more than \$2 million.
- Establish a registry to track pre-construction condo sales.

Tarion

- End Tarion's monopoly.
- Establish a new dispute resolution system including a review of the Licence Appeal Tribunal.

Ontario Building Code

- Mandate Universal Design building codes, which are standards that reflect the needs of people of all ages, sizes and abilities.