

REQUEST FOR GRANT

“BACKYARD ARU/ADU PILOT PROJECT”

Organization: Solutions for Attainable Living (SAL)

Presenter: Darlene DeStefano, Chair, SAL

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Unlocking the Potential of Additional Residential Units (ARUs)



Solutions for
**ATTAINABLE
LIVING**

“a registered not-for-profit organization”



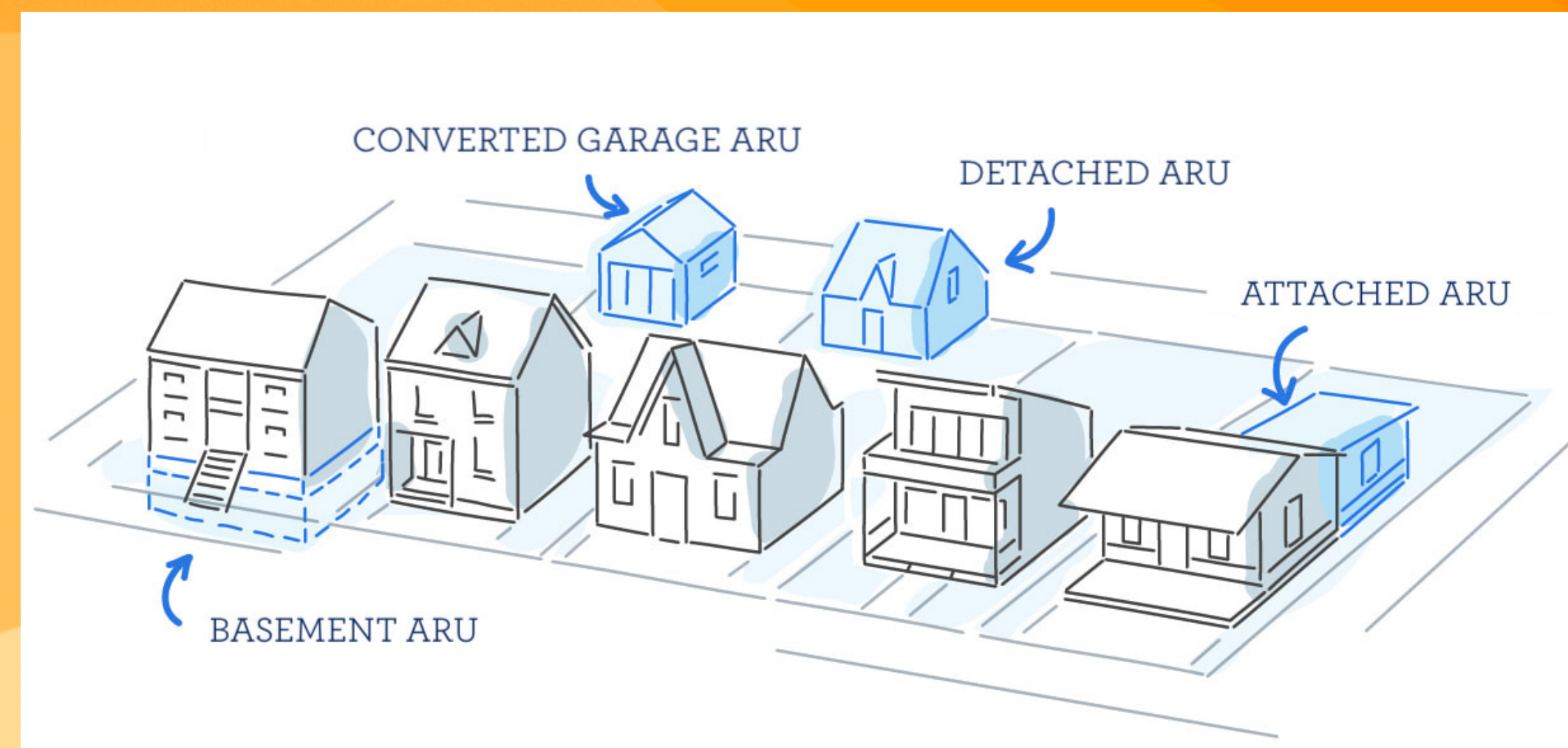
The Need

- Housing prices have skyrocketed
- Rentals are beyond what low to mid income persons/families can afford
- Housing has tripled since 2010 yet income has only risen one third
- More attainable/affordable housing is required
- ARUs/ADUs can address this need



ARU/ADU Introduction

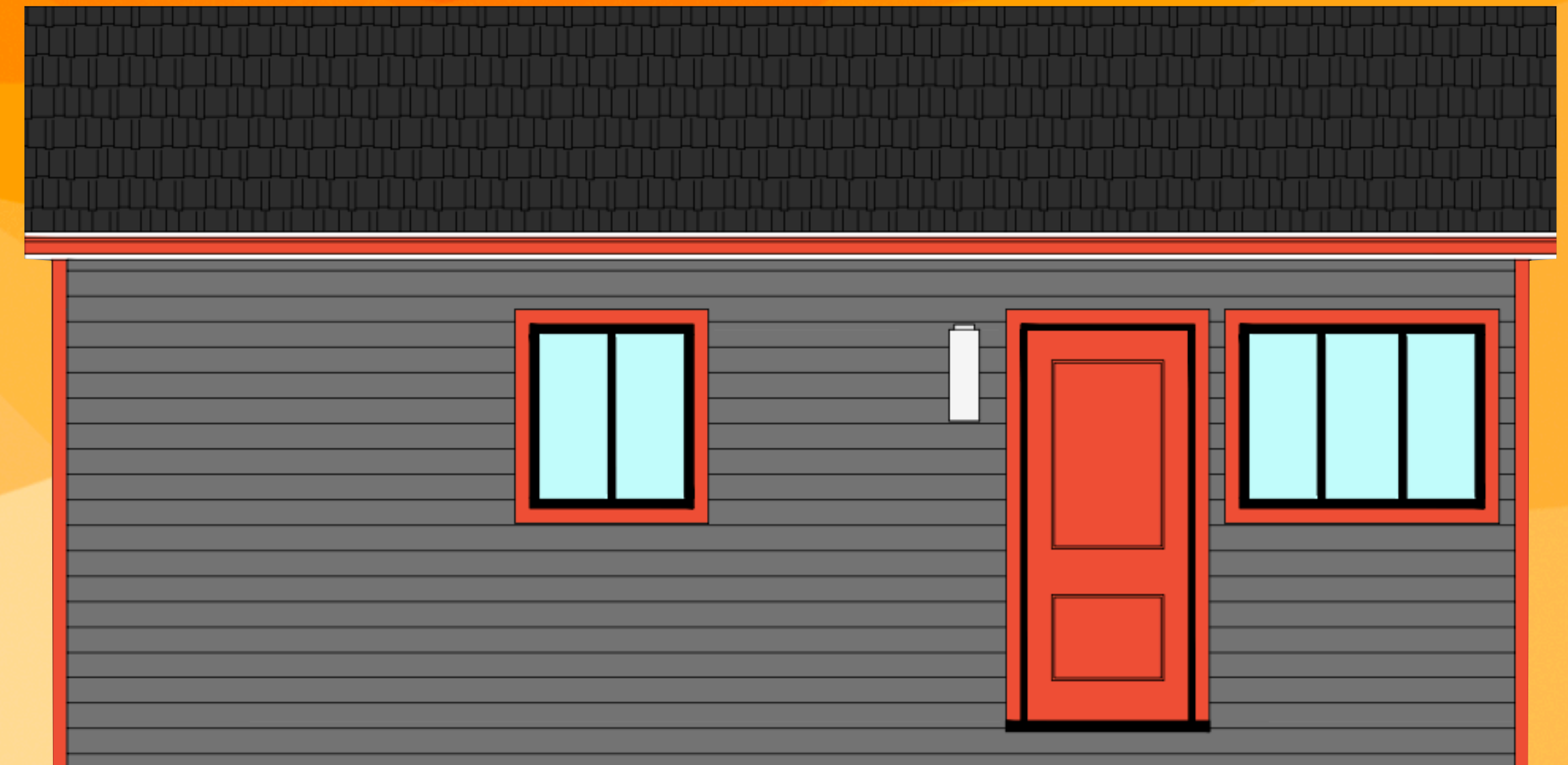
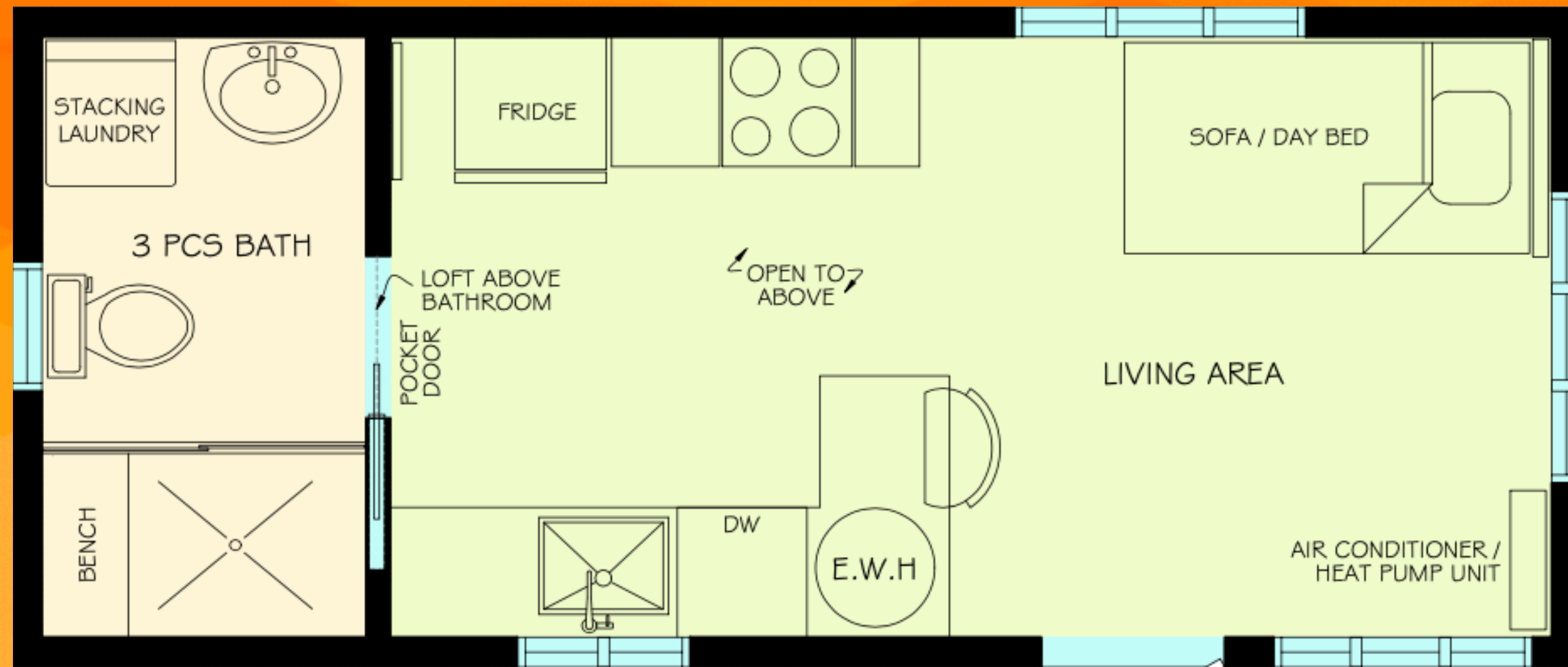
- ARUs: Additional Residential Units are ‘self-contained’, located within the same building, or on the same lot as an existing residential unit, or in an existing garage.
- ARUs: Accessory Dwelling Units improve housing diversity, affordability and sustainable land use.
- Promote multigenerational living, and offer potential income opportunities.





Self-Contained Definition

- Self-contained means that it has its own kitchen and bathroom facilities, and a separate entrance.





Self-Contained Definition

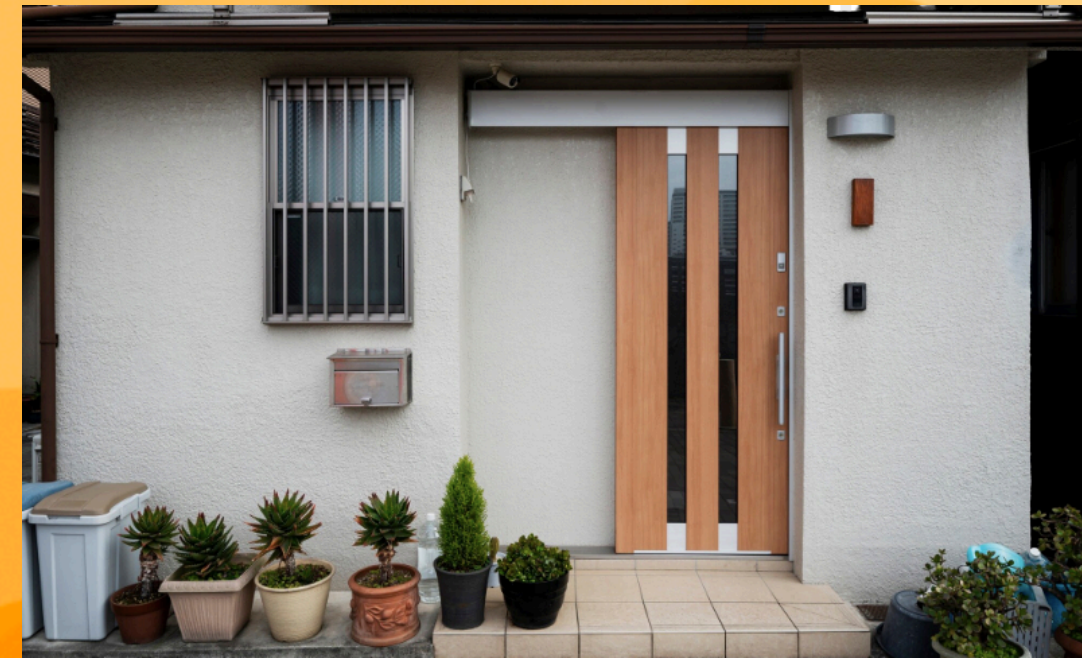
- Double car garage with kitchen and bathroom facilities above, and a separate entrance.



Great Looking Exterior Finishes



vinyl siding



stucco



metal panels



stone veneer



wood cladding



Why Small Homes/Spaces?



- cost less
- use less energy
- repairs less extensive
- less debt means less stress!





ARUs Can Help

- people who need affordable living
- singles ~ couples ~ families ~ retirees
- people who don't feel the need for a big home
- those preferring less clutter and cleaning
- those preferring less maintenance





Benefits of ARUs/ADUs

Housing Supply

ADU's increase the housing supply without the need for additional land, addressing housing shortages.

Affordable Housing

ADU's offer more affordable housing options for renters and homeowners, helping alleviate housing affordability issues.



Benefits of ARUs/ADUs

Aging in Place

ADU's facilitate multigenerational living, allowing aging parents to live independently, staying close to family.

Additional Income

Homeowners can generate rental income by leasing out ADU's supplementing their income and increasing financial stability.



ARU Benefits to Seniors

Affordability

Security

Income Supplement

Supportive Environment

Community Support

Property Value

Independent Living

Age in Place

Flexibility

Reduced Financial Strain



ARU Benefits to Students & Seasonal Workers

Affordability

Convenience

Flexibility

Community Support

Stability



ARU Benefits to Families



Multigenerational Living



Vision/Hearing Impaired



Learning Disabled



At Risk Parent

ARU Benefits to Business Owners and Economic Community



Labour Force Availability

Workforce Housing Solutions

Local Spending

Property Values

Community Vibrancy



Affordable Housing

- In Canada, housing is considered “affordable” if it costs less than 30% of a household’s before-tax income.
- Many people think the term “affordable housing” refers only to rental housing that is subsidized by the government.
- In reality, it’s a very broad term that can include housing provided by the private, public and non-profit sectors.
- It also includes all forms of housing tenure : rental, ownership and co-operative ownership, as well as temporary and permanent housing.

The Housing Continuum





Addressing the Greedflation Dilemma

- ‘Affordable’ housing is priced LESS than market housing
- Charging more, doesn’t equate to ethical practice
- Prioritizing ‘AFFORDABILITY’ is paramount

Options



Homeowners rent
a portion of their yard to an
ARU owner

Homeowners
purchase an ARU and rent
both ARU & yard space



The Slow Uptake on ARU's

- the Province introduced ARU's as a possible solution to the housing crisis
- Municipal bylaws were not in sync and required updating
- Municipal staff uncertainty rendered 'no' answers to enquiring homeowners
- Interested homeowners lacked the language to use when enquiring



Information Sessions

What Attendees Can Expect:

- **Insightful Discussion:** We'll delve into the ins and outs of ARUs with our panel of knowledgeable professionals.
- **Key Terminology:** We'll explain the language to use to navigate the ARU landscape effectively.
- **Practical Guidance:** We'll outline the benefits and potential challenges of implementing an ARU.



Information Sessions

Will Offer

- **Empowerment:** Gain the knowledge and confidence to explore ARU options.
- **Community Engagement:** Connect with like-minded individuals and professionals in attainable living solutions.
- **Transformative Living:** Discover how ARU's can enhance your lifestyle and community.



Municipalities Taking Action

Join

**SAL in hosting an ARU
presentation in your
Municipality**

Have

**your Building Official be
present to answer
questions**

Contribute

**to the cost by providing
space and informing
residents**



County Recognizes ARU Need

Grey County's Website Statement

Grey County like much of Ontario, is experiencing housing affordability challenges. To address increased house prices and rental prices, ARUs can help to increase housing supply and diversify housing options.



Grey County Support

**We Urge Grey County Council to support our grant request for our
BACKYARD ARU PILOT PROJECT
to enable SAL to effectively address
educating residents about ARU's/ADU's**



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