

June 7th, 2023

**Town of Lincoln
4800 South Service Road
Beamsville, ON L0R 1B1**

**Re: 4129 Hixon Street, Beamsville – Development Applications
Viable Affordable Housing & Carbon Emissions Reduction Strategy**

There is a strong political agenda and public will to create attainable/affordable housing units and to reduce carbon emissions. So many Canadians, Ontarians, Niagara Residents, and residents of Lincoln cannot afford to buy or rent. Many of us are rightfully concerned with the trajectory we are on and what it means for our family, friends, and so many in the community. Despite how complex and frustrating this challenge is we must continue to innovate, be open minded, and try things we have not in the past in order to find viable solutions to this important issue.

Two of the highest sources of carbon emissions are automobiles and construction. We must work together to reduce car trips and move towards net zero carbon emissions in our building practices.

Our company is focused on: creating cohesive communities, more housing units, attainable housing, while implementing carbon emission reduction strategies.

Our approach is evidence-based. It stems from demographic research that demonstrates the greatest need for affordable housing in Niagara. Refer to attached Schedule A that shows the greatest need in Niagara is for singles and the appropriate housing form is bachelor or one-bedroom units. Based on this data we started designing a model that would be viable. After much research, deliberation, and investment, we found a model that delivers a product at a price below-market-rate for rentals.

The key facets that make this product work are:

1. Majority of suites are bachelor or 1 bedroom to cater to the greatest need.
2. Density of units on the land reduces land cost per household.
3. Building efficiencies
4. Reduced parking ratio (this reduces cost of building)
5. Reducing apartment suite sizes but not quality to reduce overall amount of square footage that in turn reduces costs.
6. MLI Select program through CMHC for favourable construction and take out mortgage financing. (See attached Schedule B)
7. Alternate affordable transportation options including electric car share, electric scooter share, and electric bike share.

All of these facets combined are essential to the viability of the project.

It is important to note that affordable cost of living typically consists of three main components:

1. Affordable Housing
2. Affordable Food
3. Affordable Transportation

The design and location of this housing model gives residents the choice to use alternate methods of transportation from the automobile and/or car ownership.

We have successfully designed, funded, and are constructing two apartment buildings with this same model. We are excited to bring this project forward to you because we know it aligns with your values and goals. Below is the statement from the town of Lincoln on Affordable Housing and attached as Schedule C is the town of Lincoln's Climate Change Adaptation Plan. We applaud you on both of these great efforts and we look forward to working with you to see this great project come to life and serve the community.

Housing Affordability in Lincoln

Everyone should have access to housing that is suitable, adequate, meets their special needs and is affordable.

However, communities across Ontario are facing a housing crisis, and the Town of Lincoln is no exception. Housing is a key determinant of health, and it provides a foundation to actively participate in the community.

In keeping with the [2019 – 2022 Council Priorities](#), Lincoln recognizes the importance of facilitating housing that is affordable and accessible in order to meet the needs of its current and future residents.



Drew Toth,
Elevate Living