

What is a Diversified Housing Strategy?

A **Diversified Housing Strategy** is a policy or planning approach used to ensure a wide range of **housing types, tenures, and price points** are available within a community.

The goal of a diversified housing strategy is to meet the needs of current and future residents across different **income levels, household sizes, life stages, and abilities**.

Key Components of a Diversified Housing Strategy

1. Housing Types

- Accessory Dwelling Units
- Single-family detached homes
- Duplexes/Triplexes/Quadplexes
- Townhouses / row houses
- Small apartments (5-12 units)
- Midsize multifamily and mixed-use residential (13-50 units)
- Manufactured housing

2. Tenure Options

- Ownership (freehold and strata)
- Open market rental
- Non-market rental (e.g. non-profit, social housing)
- Rent-to-own and shared equity models

3. Affordability Levels

- Market-rate housing
- Below-market and subsidized housing
- Deep affordability (e.g. housing for very low-income households)

4. Target Populations

- Families
- Seniors
- Young adults / students
- Persons with disabilities
- Indigenous populations
- Newcomers and refugees
- Low- to moderate-income workers

Objectives of a Diversified Housing Strategy

- **Improved Housing Affordability:** Address gaps in the housing market, especially where lower-income households are priced out.
- **Greater Inclusivity:** Ensure people of all backgrounds and needs can live in the community.
- **Boost Economic Development:** Ensure that local workers can live near their jobs, reducing commute burdens and labor shortages.
- **Enable Aging in Place:** Provide housing options that allow residents to remain in their communities as their needs change over time.
- **Reduce Urban Sprawl:** By encouraging a mix of housing forms within existing neighborhoods, the strategy supports more compact, sustainable growth patterns.

How It's Implemented

A diversified housing strategy is embedded in or supported by:

- **A Housing Needs Assessment**
- **The Local Master Plan**
- **Zoning Reforms** (e.g., upzoning, missing middle housing)
- **Partnerships** with non-profit housing providers, developers, and other levels of government