

# Partnership Opportunities in **MISSISSIPPI MILLS**

**Working Together to  
Deliver Affordable and  
Attainable Housing**



Mississippi  
Mills



## **A Message From Mayor Christa Lowry**

Mayor of the Municipality of Mississippi Mills

December 2025

As Mayor of Mississippi Mills, I am proud to share the essential groundwork we've completed to create more affordable and attainable homes for our community. Diversifying housing options is a top priority for Council, and one that depends on strong partnerships and shared vision.

With the support of the federal Housing Accelerator Fund (HAF), administered by the Canada Mortgage and Housing Corporation (CMHC), Mississippi Mills has established a robust framework to drive affordable housing development. Through our agreement with CMHC, we have completed key initiatives that set the stage for meaningful progress, including:

- A Community Housing Needs Assessment
- An Affordable Housing Community Improvement Plan
- Pre-zoning of municipally owned lands to enable housing projects

These steps are significant, but real progress will require collaboration. Our goal is to enable well-planned, financially viable, and timely development that meets the needs of our growing population. We are committed to working closely with local developers, non-profit housing organizations, and all orders of government to bring new affordable and attainable homes to life.

I invite you to explore the opportunities outlined in this information package and join us in this important work ahead. Together, we can broaden home choices in Mississippi Mills to ensure our community remains welcoming, vibrant, and inclusive for generations to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christa Lowry'.

**Mayor Christa Lowry**  
**Municipality of Mississippi Mills**



## Why Partner with Mississippi Mills?

Mississippi Mills is committed to increasing the supply of **affordable, attainable, and below-market housing** through strategic use of municipally owned land and the support of the **Housing Accelerator Fund (HAF)**.

### We are looking to build partnerships with:

- Non-profit housing providers
- Local and regional developers
- Private homebuilders and community partners

**Together, we can deliver high-quality, multi-unit housing that meets the needs identified in our community.**

The Municipality has 2.6 hectares of vacant, **pre-zoned municipal land** available to create opportunity for affordable and attainable housing.



### Key Features:

- Pre-zoned vacant land to support **multi-unit housing**
- Suitable for non-profit or private sector partnerships
- Opportunity to replicate successful models on future sites
- Supported by the Municipality's **Affordable Housing Community Improvement Plan (CIP)**
- Potential **funding opportunities** through Lanark County affordable housing program



## Partnership Models & Supportive Framework

### Land Acquisition at Below-Market Value

To support affordability, the municipality may offer surplus land for housing development based on:



- ✓ Proposed development concept
- ✓ Development cost per unit
- ✓ Housing provider's mandate
- ✓ Proposed affordability levels
- ✓ Other relevant factors identified by staff

### Housing Development Using HAF Toolkit

By combining HAF contributions with other programs such as the Affordable Housing CIP and Lanark County's programs, partners can reach deeper affordability thresholds.

Continue reading for more information on the Municipality's Affordable Housing Development Toolkit.

### Long-Term Community Partnerships

We aim to build ongoing partnerships with non-profit organizations and private developers to meet community needs on multiple parcels over time.





## Affordable Housing Development Toolkit

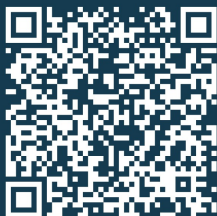
Thanks to HAF, Mississippi Mills has put together a toolkit that makes developing affordable housing **faster, easier, and more cost-effective.**

### ☒ **Community Housing Needs Assessment**

A comprehensive analysis outlining:

- Current and projected **housing needs**
- Affordable housing **gaps**
- Targets to **guide** housing development partnerships

**Link to Community Housing Needs Assessment:**



### ☒ **Updated Zoning By-law for Municipal Lands**

The Municipality has **pre-zoned** 2.6 hectares of municipal land for potential multi-unit housing development, eliminating the need for a Zoning By-law Amendment to help streamline the development process.

**For details on available lands, see the By-laws in full force and effect:**



### ☒ **Affordable Housing Community Improvement Plan (CIP)**

The Affordable Housing CIP offers **incentives** and supports to promote the development of affordable housing development across the municipality.

**Link to Affordable Housing CIP:**





## Why this Matters in Mississippi Mills

Mississippi Mills faces growing pressure for affordable and attainable housing, and our Community Housing Needs Assessment confirms a clear gap in the housing options available.

**Through innovative and collaborative partnerships and strategic land use, we aim to:**

- ✓ Increase the supply of below-market units
- ✓ Support housing providers in fulfilling their mandates
- ✓ Enable multi-unit, sustainable housing forms
- ✓ Build complete and inclusive communities



**Municipal Land + HAF → Affordable Units**

Connect with the Development Services and Engineering Department to explore affordable and attainable housing development opportunities:  
[mplanner@mississippimills.ca](mailto:mplanner@mississippimills.ca)



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