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Town of Aurora

Member Motion

Mayor Mrakas

Re: Development Charge Rebate Program for First-Time Homebuyers

To: Members of Council

From: Mayor Tom Mrakas

Date: April 8, 2025

Whereas the Town of Aurora is committed to supporting housing affordability and increasing homeownership opportunities for residents; and

Whereas a Development Charge (DC) rebate for first-time homebuyers is a meaningful way to reduce upfront costs and improve affordability; and

Whereas first-time home buyers often face significant financial barriers to entering the housing market, and a targeted DC rebate would provide immediate relief to those looking to purchase their first home in Aurora.

1. Now Therefore Be It Hereby Resolved That staff to investigate and develop a framework for a Development Charge (DC) rebate program specifically for first-time homebuyers in the Town of Aurora; and
2. Be It Further Resolved That staff explore eligibility criteria, funding mechanisms, and potential financial impacts of such a program; and
3. Be It Further Resolved That staff report back to Council with recommendations and implementation options, including timelines and potential partnerships with other levels of government; and
4. Be It Further Resolved That the program include a clawback provision, requiring homeowners to repay all or a portion of the rebate if the home is sold within a specified period (e.g., five years), to ensure the program supports long-term homeownership rather than short-term speculation; and
5. Be It Further Resolved That this initiative be aligned with the Town's ongoing efforts to increase housing affordability and support sustainable community growth.