

Subject: Loss of Affordable Rental Housing

File Number: ACS2024-OCC-CCS-0029

Report to Planning and Housing Committee on 27 March 2024

Submitted on March 18, 2024 by Kelly Crozier, Committee Coordinator, Office of the City Clerk

Contact Person: Jeff Leiper, Chair, Planning and Housing Committee

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Ward: Citywide

Objet : Perte de logements locatifs abordables

Dossier : ACS2024-OCC-CCS-0029

Rapport au Comité de la planification et du logement

le 27 mars 2024

Soumis le 6 avril 2023 par Kelly Crozier, Committee Coordinator, Office of the City Clerk

Personne-ressource : Jeff Leiper, Président, Comité de la planification et du logement

Jeff.Leiper@ottawa.ca , 613-590-2485

Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

That the Planning and Housing Committee receive this report for information.

RECOMMANDATION(S) DU RAPPORT

Que le Comité de la planification et du logement prenne connaissance de ce rapport.

BACKGROUND

A number of levers exist within the purview of the City of Ottawa to address the issue of affordable housing. The city provides support to both private and non-profit sectors by delivering federal, provincial, and municipal affordable housing programs such as Action Ottawa and the Ontario Renovates Program.

Recently, the city was awarded 176.3M in federal government funding through the Housing Accelerator Program in order to help deliver new homes in Ottawa over the next three years. Of this 176.3M, 90% of funding is to be used to help build affordable housing; 10% is to be used to streamline approvals and enhance services. In these cases, funding can be used to provide support to shovel-ready affordable housing project, among other endeavors.

Recent research released by the Office of the Federal Housing Advocate underscores issues arising from a lack of affordable rental housing options across Canada. Qualitative submissions to the Office highlighted that housing choice is limited as a result of “lack of affordable rental stock and rapidly rising rents.” ([Federal Housing Advocate’s 2022-2023 Annual Report](#)) As evidenced by recent trends, a lack of affordable rental stock in cities across Canada remains a pressing issue. The attached reports expand on these trends, with a focus on the state of affordable rental stock in Ottawa.

DISCUSSION

Planning and Housing Committee is asked to receive the appended report for information.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the report recommendations.

LEGAL IMPLICATIONS

There are no anticipated legal implications, should Committee receive this report for information.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a City-wide report.

ADVISORY COMMITTEE(S) COMMENTS

This has not been considered by Advisory Committees.

CONSULTATION

Consultation was undertaken as described in Document 2, Document 3, and Document 4.

ACCESSIBILITY IMPACTS

Affordable and accessible housing is a City initiative, as part of the 2020-2024 City of Ottawa Municipal Accessibility Plan. As part of this initiative, the City recognizes the importance of providing affordable accessible housing options. Affordable housing projects approved under the City's Action Ottawa program include mandatory accessibility design criteria in addition to providing a minimum number of barrier-free dwelling units (10 per cent). Council receives an update on this plan annually, with the next report going to Council in May 2024.

The City is also committed to ensuring affordable housing units are visitable. Section 6.13 of the City's Accessibility Design Standards (ADS) applies to the construction of affordable rental housing in buildings of 24 or more units that are funded by the City of Ottawa. The ADS also encourages the private sector to consider visitability as part of the construction and/or substantial renovation of residential housing units.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated to this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report or its recommendations.

TERM OF COUNCIL PRIORITIES

There are no specific Term of Council Priorities identified with this report or its recommendations.

SUPPORTING DOCUMENTATION

Document 1 – Short Memo from Alliance to End Homelessness and Ottawa Community Land Trust

Document 2 – Steve Pomeroy - Loss of Affordable Rental Housing Stock in Ottawa Report

Document 3 – Steve Pomeroy – Loss of Affordable Rental Housing Stock in Canada Report

Document 4 – Canadian Housing and Renewal Association - The Impact of Community Housing on Productivity Report

DISPOSITION

This report is for information purposes.