

7. City of Ottawa's Housing Accelerator Fund Use of Funds and Roadmap

**Fonds pour accélérer la construction de logements – Utilisation des fonds
et feuille de route de la Ville d'Ottawa**

Committee recommendation(s)

That Council:

- 1. Approve the Housing Accelerator Fund (HAF) Spending Plan, which allocates 90 per cent of the HAF funding towards the Non-Profit Affordable Housing Pipeline Strategy (Initiative 6) and ten per cent towards the remaining nine Initiatives as outlined in this report to support the implementation of the HAF Action Plan, attached as Document 1; and**
- 2. Delegate authority to the Director, Housing Services to allocate 90 per cent of what the City receives from all four advances of the Housing Accelerator Fund towards initiative 6, being the Non-Profit Affordable Housing Pipeline Strategy, through conditional capital contributions agreements with housing providers, with 90 per cent of the first three advances, being up to \$119 million, to be allocated in a manner that will best achieve the deliverables of the HAF, taking into consideration the recommended projects identified through the Request for Expression of Interest; and**
- 3. Delegate authority to the General Manager, Planning, Real Estate and Economic Development, in consultation with the General Manager, Community and Social Services to allocate ten per cent of the HAF funding advances towards the remaining 9 Initiatives, and potential housing- and community-related infrastructure projects that are not included in the action plan, as eligible projects that will significantly contribute toward achieving HAF growth targets by the end of 2026; and**

4. **Delegate authority to the General Manager, Planning Real Estate and Economic Development and the General Manager, Community and Social Services to make minor adjustments to the Spending Plan allocations, to ensure funds are allocated in a manner that ensures targets can be met and funds are spent by the December 2027 deadline.**

Recommandation(s) du Comité

Que le Conseil :

1. **approuve le plan de dépenses du financement provenant du Fonds pour accélérer la construction de logements (FACL), qui alloue 90 pour cents de ces fonds à des organismes à but non lucratif dans le cadre de la stratégie de réserve de logements abordables (initiative 6), et les dix pour cents restants aux neuf autres initiatives, comme il est expliqué dans le présent rapport, afin de faciliter la mise en œuvre du plan d'action associé au FACL, annexé comme document 1; et**
2. **délègue au directeur, Services du logement le pouvoir d'allouer 90 pour cents des fonds que la Ville reçoit des quatre avances du FACL à l'initiative 6, à savoir la stratégie de réserve de logements abordables, par le biais d'ententes de contributions conditionnelles avec des fournisseurs de logements à but non lucratif, avec 90 pour cents des trois premières avances, jusqu'à concurrence de 119 millions de dollars, soient alloués de manière à réaliser le mieux possible les livrables associés au FACL, en tenant compte des projets recommandés à l'issue du processus de demande de déclarations d'intérêt; et**
3. **délègue au directeur général, Planification, Immobilier et Développement économique le pouvoir d'allouer, en consultation avec la directrice générale, Services sociaux et**

communautaires, dix pour cents des avances de fonds du FACL aux neuf autres initiatives ainsi qu'à de potentiels projets de logement et d'infrastructure communautaires ne faisant pas partie du plan d'action, en tant que projets admissibles propres à contribuer de manière importante à l'atteinte des objectifs de croissance associés au FACL d'ici la fin de 2026; et

4. délègue au directeur général, Planification, Immobilier et Développement économique et à la directrice générale, Services sociaux et communautaires le pouvoir d'apporter des modifications mineures aux allocations prévues dans le plan de dépenses, pour veiller à ce que les fonds soient distribués de manière à atteindre les cibles et utilisés avant l'échéance de décembre 2027.

FOR THE INFORMATION OF COUNCIL

The committee also approved the following DIRECTION to staff:

Direction to staff (Councillor C. Curry)

That the Planning and Housing Committee direct staff to report back with an outcome report with respect specifically to the nine initiatives outlined in the Housing Accelerator Fund Spending Plan that are separate from the pipeline.

POUR L'INFORMATION DU CONSEIL MUNICIPAL

Le comité a également approuvé la DIRECTIVE au personnel suivante :

Directive au personnel (conseillère C. Curry)

Que le Comité de la planification et du logement demande au personnel de présenter un rapport sur les résultats, surtout en ce qui a trait aux neuf initiatives soulignées dans le plan de dépenses du financement provenant du Fonds pour accélérer la construction de logements et qui ne font pas partie de la stratégie.

Documentation/Documentation

1. Report from the Director, Economic Development and Long Range Planning, Planning, Real Estate and Economic Development Department and Paul Lavigne, Director, Housing Services, Community and Social Services Department, dated March 15, 2024 (ACS2024-PRE-EDP-0035)

Rapport du Directeur, Développement économique et planification à long terme, Services de la planification, des biens immobiliers et du développement économique et Paul Lavigne, Directeur, Services de Logement, Services sociaux et communautaires, daté le 15 mars 2024 (ACS2024-PRE-EDP-0035)
2. Extract of draft Minutes, Planning and Housing Committee, March 27, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 27 mars 2024

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File No. ACS2024-PRE-EDP-0035- Citywide

Royce Fu, Acting Manager of Policy Planning, Planning, Real Estate and Economic Development Department (PRED), and Lauren Reeves, Manager, Affordable Housing, Community and Social Services (CSSD) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Also present and responded to questions were the following:

PRED:

- Derrick Moodie, Director, Planning Services
- David Wise, Director, Economic Development & Long Range Planning

CSSD:

- Clara Freire, General Manager
- Paul Lavigne, Director, Housing

Legal Services

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated March 26, 2024 from Jason Burggraaf, GOHBA

Following discussion and questions of staff, the Committee carried the report recommendations as presented with the following direction to staff:

Direction to Staff

Councillor C. Curry

That the Planning and Housing Committee direct staff to report back with an outcome report with respect to the initiatives outlined in the Housing Accelerator Fund Spending Plan that are separate to the pipeline.

Report recommendation(s)

That Planning and Housing Committee recommend:

- 1. That Council approve the Housing Accelerator Fund (HAF) Spending Plan, which allocates 90 per cent of the HAF funding towards the Non-Profit Affordable Housing Pipeline Strategy (Initiative 6) and ten per cent towards the remaining nine Initiatives as outlined in this report to support the implementation of the HAF Action Plan, attached as Document 1; and**
- 2. That Council delegate authority to the Director, Housing Services to allocate 90 per cent of what the City receives from all four advances of the Housing Accelerator Fund towards initiative 6, being the Non-Profit Affordable Housing Pipeline Strategy, through conditional capital contributions agreements with housing providers, with 90 per cent of the first three advances, being up to \$119 million, to be allocated in a manner that will best achieve the deliverables of the HAF, taking into consideration the recommended projects identified through the Request for Expression of Interest; and**
- 3. That Council delegate authority to the General Manager, Planning, Real Estate and Economic Development, in consultation with the General Manager, Community and Social Services to allocate ten per cent of the HAF funding advances towards the remaining 9 Initiatives, and potential housing- and community-related infrastructure projects that are not included in the action plan, as eligible projects that will significantly contribute toward achieving HAF growth targets by the end of 2026; and**
- 4. That Council delegate authority to the General Manager, Planning Real Estate and Economic Development and the General Manager, Community and Social Services to make**

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minor adjustments to the Spending Plan allocations, to ensure funds are allocated in a manner that ensures targets can be met and funds are spent by the December 2027 deadline.

Carried with Councillor R. Brockington dissenting on recommendation number 2

Carried