

2022 Affordable Housing Capital Strategy and Update

ACS2022-CSS-GEN-0011

City Wide

Report recommendations

That Planning Committee recommend that Council approve:

- 1. That \$19,200,000, which is made up of the \$15,000,000 in City capital funds approved by Council in the 2022 City Budget and the \$4,200,000 in 2022-2023 Ontario Priorities Housing Initiative (OPHI) funding (Rental Housing Component) be allocated by the Director, Housing Services to support the creation of new affordable housing through conditional capital contributions, contributions in lieu of building permit and school board fees, non-exempt planning fees and accessibility grants, and to provide a contingency fund, subject to the conditional contributions being included in a contribution agreement between the City and each housing provider, and that of the \$19,200,000,**
 - a. \$10,000,000 be allocated to Ottawa Community Housing Corporation for 818 Gladstone Avenue (Rochester Heights Phase 2);**
 - b. Up to \$7,200,000 be allocated to Nepean Housing Corporation for their development of 31 affordable housing units at Dunbar Court, as further described in this report;**
 - c. Up to \$2,000,000 from the city capital funds be allocated through a Request for Proposals (RFP) for private sector developers to deliver affordable rental units in conjunction**

- with National Housing Strategy programs as further described in this report; and
- d. That any remaining or unallocated funds be allocated through a Request for Proposals (RFP), that meets the requirements of the Ontario Priorities Housing Initiative program as well as the Action Ottawa Guidelines, based on the priorities and programs identified in this report.
2. That up to \$1,200,000 from the Ontario Priorities Housing Initiative (OPHI) be allocated to Ontario Renovates as follows:
 - a. Up to \$600,000 to be made available to Community Housing for capital repairs and accessibility modifications;
 - b. Up to \$300,000 to be made available to not-for-profit landlords for capital repairs and accessibility modifications as an expansion of the existing Ontario Renovates program, as detailed in this report;
 - c. Up to \$300,000 be allocated to households under the standard Ontario Renovates program; and
 - d. Any unspent or unallocated funding be added to the OPHI Rental Housing Component as described in Recommendation 1.
 3. That the Director, Housing Services, be delegated authority to allocate the \$12,500,000 budget surplus in addition to the balance in the Housing Reserve Fund of \$846,000 towards a contingency budget totaling \$13,346,000 and to fund not-for-profit housing provider acquisitions, as set out in the report, with any unspent funds to be allocated through the 2023 capital budget.
 4. That in the event additional federal and/or provincial funding becomes available, including under the federal Rapid Housing Initiative and/or the provincial Social Services Relief Fund and/or the Ontario Priorities Housing Initiative funding, that the Director, Housing Services be delegated authority to prepare and submit an Investment Plan to the federal and/or provincial governments

outlining the proposed allocation of funding so long as the allocation is in keeping with and seeks to achieve goals outlined in the City's Housing Services' 10 Year Housing and Homelessness Plan, 2020-2030.

Lauren Reeves, Manager, Housing Services, Community and Social Services Department (CSS), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff from CSS were also present and responded to questions:

- Donna Gray, General Manager;
- Saide Sayah, Director, Housing Services.

Following discussion on this item, the Committee CARRIED the report recommendations, with Councillor S. Menard dissenting on recommendation 1.c), and as amended by motion no PLC 2022-65/1 and a Direction to Staff introduced by Councillor M. Fleury.

Motion No PLC 2022-65/1

Moved by Co-chair S. Moffatt (on behalf of Councillor M. Fleury)

WHEREAS the report "2022 Affordable Housing Capital Strategy and Update" (the Report) seeks to provide delegated authority to Director, Housing services to prepare and submit an Investment Plan to the federal and/or provincial governments in the event additional funding is provided;

WHEREAS there is a constant influx of households in the shelter system and households are better accommodated in permanent housing such that any additional funding should be prioritized for permanent housing and related supports;

THEREFORE BE IT RESOLVED THAT recommendation 4 of the Report be amended by adding the following underlined wording:

"That in the event additional federal and/or provincial funding becomes available, including under the federal Rapid Housing Initiative and/or the provincial Social Services Relief Fund and/or the Ontario Priorities

Housing Initiative funding, that the Director, Housing Services be delegated authority to prepare and submit an Investment Plan to the federal and/or provincial governments outlining the proposed allocation of funding so long as the allocation is in keeping with and seeks to achieve goals outlined in the City's Housing Services' 10 Year Housing and Homelessness Plan, 2020-2030 as they relate to permanent housing priorities and supports."

CARRIED

Direction to Staff

Councillor M. Fleury

Staff are currently developing mechanisms that will encourage or incentivize private sector developers to include affordable units in their development proposals. The report recommends that Staff begin a pilot Request For Proposals to be developed in consultation with CMHC to provide up to \$2,000,000 in funds from the 2022 capital budget to offer financial incentives to the private sector.

Direction:

That staff be directed to include in the Request for Proposals (RFP) for private developers the requirement that all affordable units built as a result of the RFP be made available to residents on the City's Centralized Waitlist.