

Affordable Housing Capital Plan 2020

ACS2020-CSS-GEN-008

City Wide

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## Report recommendations

That Planning Committee recommend Council approve:

1. That \$15 million in City capital funds approved by Council, in the 2020 City Budget from the Affordable Housing Reserve Fund, be allocated by the Director, Housing Services to support the creation of new affordable housing through conditional capital contributions, and contributions in lieu of building permit and school board fees, non-exempt planning fees, accessibility grants and to provide a project contingency fund, subject to the said conditional contributions being included in a contribution agreement between the City and each housing provider/proponent and that of the \$15 million:
  - a. \$10 million be allocated to Ottawa Community Housing Corporation, in support of their Canada Mortgage Housing Corporation National Housing Co-Investment Fund Application, with the said conditional contribution being subdivided and included in contribution agreements for their following affordable housing projects:
    - i. Phase I of Gladstone Village; and
    - ii. Phase II of Rochester Heights.
  - b. up to \$2 million be allocated for predevelopment activities to prepare surplus lands identified for affordable housing and owned by the City, with any remaining funds to be added to ongoing 2019 pre-development funding agreements with not-for-profit and charitable housing providers or added to the contingency reserves for capital

projects previously approved and under development, based on need as determined by the Director, Housing Services;

2. That the \$2.58 million in provincial funds from the capital Rental Housing Component, under the Ontario Priorities Housing Initiative be allocated by the Director, Housing Services by way of a minimum 20-year affordability term contribution agreements secured by mortgages, with project approval from the Ministry of Municipal Affairs and Housing, to the following projects:
  - a. up to \$960,000 from the Ontario Priorities Housing Initiative to Habitat for Humanity National Capital Region's development of 8 affordable housing units at 455 Wanaki Road; and
  - b. up to \$1.62 million from the Ontario Priorities Housing Initiative to Ottawa Community Housing Corporation's development of supportive housing units for people with developmental disabilities at 715 Mikinak Road, being the third and final phase of the project at this site.
3. That the Director, Housing Services be delegated the authority to amend the Ontario Priorities Housing Initiative Investment Plan and allocate any additional funds to phase-three of the project at 715 Mikinak Road in the event additional funding becomes available under the Ontario Priorities Housing Initiative due to any reallocation by the Ministry;
4. That the Director, Housing Services be delegated the authority to transfer the year 3 Ontario Priorities Housing Initiative capital funding to the operating funding envelope and update the Investment Plan accordingly;
5. That staff conduct a fair and open process to select not-for-profit partner(s) to develop a proposal for funding for an affordable housing and community use project at 1770 Heatherington Road and report back to Council in Q3 2020; and
6. That staff complete negotiations with the National Capital Commission to outline a fair and transparent process for the disposal of 615 Albert Street, consistent with the Council approved Disposal of Real Property Policy, as part of a comprehensive development strategy for the Library Parcel Lands provided that:
  - a. a requirement of the transaction shall be an obligation for the

- purchaser to enter into an agreement with a housing provider to develop not less than 100 affordable rental housing units on the combined City and NCC Library Parcel Lands;**
- b. the proceeds from the sale of 615 Albert Street be applied towards the development of the affordable housing units within the Library Parcel Lands;**
  - c. that Ottawa Community Housing Corporation be the housing provider responsible to oversee the development and own the affordable housing units; and**
  - d. that the lands are declared surplus by a separate report to Finance and Economic Development Committee and Council in Q3 2020 as described in this report.**

Saide Sayah, Manager, Development Review – Central, Planning, Infrastructure and Economic Development department (formerly Program Manager, Affordable Housing, Community and Social Services department), provided a presentation, a copy of which is held on file.

Councillor M. Fleury, in his capacity as Chair of Ottawa Community Housing Board of Directors, as well Stéphane Giguère, Chief Executive Officer, and Cliff Youdale, Chief Development Officer, Ottawa Community Housing, were present in support and to answer questions.

The following staff also responded to questions:

- Shelley VanBuskirk, Director, Housing Services, Community and Social Services department
- Doug James, Director, Planning Services, Planning, Infrastructure and Economic Development department

The Committee heard one delegation on this item, as follows:

- Trevor Haché, Co-Founder, Healthy Transportation Coalition, expressed appreciation for efforts and progress to date to prioritize affordable housing but worried that too many affordable housing unit opportunities are being lost. He urged the City to take measures to prioritize and commit to building affordable housing near rapid transit in 2020 and 2021. A copy of his presentation is held on

file.

In addition to Mr. Haché's presentation, the following correspondence was provided to the committee coordinator between June 15 (the date the report was published to the City's website with the agenda) and the time it was considered on June 25, a copy of which is held on file:

- Email dated June 24 from Gisèle Doyle.

The Committee CARRIED the report recommendations as presented.