
2021 Affordable Housing Capital Strategy

ACS2021-CSS-GEN-007

City Wide

Report recommendations

1. That the \$15,000,000 in City capital funds approved by Council in the 2021 City Budget 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 project contingency fund, subject to the conditional contributions being included in a contribution agreement between the City and each housing provider, and that of the \$15,000,000,
 - a. \$5,877,549 has been allocated based on the authority granted through a Council Motion on November 25, 2020, in support of four Rapid Housing Initiative (RHI) projects and two Social Services Relief Fund (SSRF2) projects;
 - b. Up to \$5,000,000 be allocated by way of a Request for Proposals for the development of affordable housing at 2040 Arrowsmith Drive, with the requirement that the successful proponent construct, at its cost, a new space for the Gloucester Food Cupboard as an integral part of the development;
 - c. Up to \$4,000,000 be allocated for the development of affordable housing under the federal Rapid Housing Initiative; and
 - d. Any remaining funds form part of a project contingency budget further described in Recommendation 3.
2. That the Director, Housing Services be delegated the authority to allocate

the Year 3 Ontario Priorities Housing Initiative funding (OPHI Rental Housing Component 2021-2022), and that of the available \$4,691,904;

- a. up to \$750,000 be allocated by way of a Request for Proposals for a Black-led family housing pilot project;**
 - b. \$2,700,000 to be allocated to Centretown Citizens Ottawa Corporation for their affordable housing project at 147 and 159 Forward in order to add 18 additional units to the project;**
 - c. That \$1,000,000 be allocated through Ontario Renovates to support the Housing Blitz as detailed in this report; and**
 - d. That any remaining or unallocated funds be used to support the Ontario Renovates Program.**
- 3. That the Director, Housing Services be delegated authority to allocate a \$2,036,000 contingency budget, which is made up of the \$2,036,000 short-term loan repayment by the Catholic Centre for Immigrants for the Welcome House affordable housing project, on an as-needed basis to affordable housing projects that are currently underway and at risk due to price escalation of materials and labour and that of these funds:**
 - a. Up to \$750,000 be allocated to Shepherds of Good Hope at 765 Montreal Road for additional site related construction costs;**
 - b. Up to \$1,240,000 be allocated to John Howard Society at 289 Carling Avenue to offset unforeseen cost overruns; and**
 - c. The remaining contingency funds be allocated to other affordable housing projects currently underway, on an as needed basis.**
- 4. That the Director, Housing Services, be delegated authority to reallocate \$7,000,000 from 2020 capital funds from Ottawa Community Housing's (OCHC) Phase 1 Gladstone Village project to OCHC's 715 Mikinak Road project, as detailed in this report;**
- 5. That the Director, Housing Services, be delegated authority to allocate \$166,000 from unspent 2019/2020 pre-development funding to Nepean Housing for their Dunbar Court redevelopment project;**

6. That the Director, Housing Services, be delegated authority to allocate up to \$300,000 from the unspent 2019/2020 pre-development funding, following an RFP, to support pre-development work for Indigenous housing projects;
7. That a Request for Proposals be issued in 2021 to seek housing providers who will partner with the City to advance design and funding plans for the provision of family-oriented affordable housing at the City's 1770 Heatherington Road property; and
8. That staff report back to Council in Q4, 2021 to detail the RHI Round 2 projects and funding requirements, and to seek approval of the balance of the 2022 Capital budget.

Lauren Reeves, Manager, Affordable Housing, and Saide Sayah, Director of Housing, Community and Social Services Department, provided a presentation, a copy of which is held on file.

Lee Ann Snedden, Director of Planning Services, Planning, Infrastructure and Economic Development Department also responded to questions.

The committee heard one delegation on this matter, as follows:

- Caroline Cox, Senior Manager, Communications, Shepherds of Good Hope, spoke in support of the report recommendations, highlighting the critical need for affordable housing in Ottawa and detailing Shepherds of Good Hope projects geared towards helping to end chronic homelessness in Ottawa. A copy of her speaking notes is held on file.

Planning Committee Carried the report recommendations as presented.