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Date January 6, 2021 **Report No.** 2021-42

To Chair and Members
Social Services Committee

From Aaron Wallace, Acting General Manager
Community Services and Social Development

1.0 Type of Report

Consent Item []
Item For Consideration [X]

2.0 Topic **Final Report: Mayors' Housing Partnerships Task Force Affordable Housing Action Plan [Financial Impact – None], 2021-42**

3.0 Recommendation

- A. THAT Staff Report 2021-42 regarding the Mayors' Housing Partnerships Task Force Affordable Housing Action Plan BE RECEIVED; and
- B. THAT the Programs and/or Initiatives outlined in the Affordable Housing Action Plan (Appendix A) BE ADOPTED and IMPLEMENTED; and
- C. THAT City staff BE DIRECTED to include the additional units proposed in the Affordable Housing Action Plan in the updated multi-year Capital Plan with funding from, but not limited to, the following sources:
 - i. Grants
 - ii. Development Charges
 - iii. Affordable Housing Reserve, including the reinvestment of a portion of savings from housing provider mortgage subsidies at maturity

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- iv. Contribution from the County of Brant; and
 - D. THAT the County of Brant BE REQUESTED to fund its proportional share of the net municipal cost of the deliverables in the Affordable Housing Action Plan on the basis of population; and
 - E. THAT staff BE DIRECTED to offer to present the Mayors' Housing Partnerships Task Force Affordable Housing Action Plan to County of Brant Council; and
 - F. THAT staff REPORT BACK on the progress of the Affordable Housing Action Plan in conjunction with the annual Housing Master Plan update report by December 2021; and
 - G. THAT the Mayors' Housing Partnerships Task Force BE DISBANDED, having completed its mandate.

4.0 Executive Summary

Report 2021-42 provides the Affordable Housing Action Plan (the Action Plan) outcome from the Mayors' Housing Partnerships Task Force, which outlines the activities that have been accomplished and next steps moving forward to create more housing options, more quickly, and across the housing continuum. The report requests that Council: adopt and implement the Action Plan (Appendix A); directs staff to proceed with adding the additional units outlined in the Action Plan to the multi-year capital plan; present the Action Plan to County of Brant Council and seek their financial contribution toward the Action Plan; report back to City Council annually on the progress of the Action Plan; and to disband the Task Force since it has completed its mandate.

5.0 Purpose and Overview

This report provides Council with the final Action Plan from the Mayors' Housing Partnerships Task Force, seeking approval for the programs and/or initiatives outlined in the Action Plan (Appendix A) to be adopted and implemented.

6.0 Background

Creating more affordable housing options and accelerating new housing development is critical to improve the economic stability, health, and well-being of individuals and households in the City of Brantford and County of Brant. As of September 2020, the Brantford Access to Housing wait list continued to be at an all-time high of 1,700 applicant households, which is double the amount of active applicant households from ten years ago. Applicant households can wait as

many as eight years or more for an affordable housing offer depending on household composition and client type.

In response to this ongoing demand, as well as a review of the 10-Year Housing Stability Plan and the Community Conversation on Homelessness in the fall of 2019, the Mayors' Housing Partnerships Task Force was established with unanimous support from City Council on November 19, 2019. The Task Force began its work early in 2020, and was comprised of membership across public, private and non-profit sectors.

7.0 Corporate Policy Context

This report supports the 2021-2022 Council Priority desired outcome number two, social services support is provided to Brantford residents in need, through the tier 1 priority: "Commence one or more additional housing developments, funded through proceeds from the disposition of municipal assets."

8.0 Input From Other Sources

At the final meeting of the Mayors' Housing Partnerships Task Force on December 10, 2020, Task Force members unanimously supported the motion: THAT the Mayors' Housing Partnerships Task Force ENDORSE the Affordable Housing Action Plan.

9.0 Analysis

To help accelerate the development of affordable housing units in response to the review of the 10-Year Housing Stability Plan, the Community Conversation on Homelessness, and the rising wait list, the Mayors' Housing Partnerships Task Force was established with unanimous support from City Council on November 19, 2019. Over the course of the past year, dedicated individuals from a broad range of not-for-profit housing organizations, community agencies, government, and the private sector have worked collaboratively with staff to develop a future focused Action Plan to help create more housing options, more quickly, across the housing continuum.

The Task Force was established to develop partnerships, to accelerate the development of affordable housing, and to deliver the Action Plan (Appendix A). This was accomplished through the development of five project teams, the Inventory and Mapping Team, the Financial Options Team, the Mentorship Team, the Industry Partners Team, and a Joint Application Team. The project

teams were responsible for eight tasks which have also been captured in the attached Action Plan.

The Mayors' Housing Partnerships Task Force recently finalized the Affordable Housing Action Plan as a culmination of the work completed by members of the project teams and Task Force generally. The work of the Task Force included community consultation by way of its respective member organizations and through a social media campaign seeking organizations or individuals that might have property, assets, or expertise to assist with creating more housing options across the continuum. The Task Force approved the final report including recommendations by members and by staff, with minor amendments, endorsing the following items at its meeting on December 10:

- That the Mayors' Housing Partnerships Task Force ENDORSE the Affordable Housing Action Plan
- The Mayors' Housing Partnerships Task Force Affordable Housing Action Plan be appended to a covering report to be sent and received by Committee and Council(s); and
- The programs and/or initiatives outlined in the Affordable Housing Action Plan be adopted and implemented by Council(s); and
- The financial modeling outlined in the Affordable Housing Action Plan be adopted, subject to other funds becoming available for non-debt capital, by City Council; and
- The County of Brant be requested to fund their portion of the deliverables in the Action Plan; and
- City of Brantford staff offer to present the Mayors' Housing Partnerships Task Force Affordable Housing Action Plan to County of Brant Council; and
- City of Brantford staff will report on the Mayors' Housing Partnerships Task Force Affordable Housing Action Plan in conjunction with the annual Housing Master Plan update in December 2021

The implementation of the initiatives and/or activities outlined in the Mayors' Housing Partnerships Task Force Affordable Housing Action Plan will be coordinated through Housing and Homelessness Department staff, with the support and assistance of the partners or groups identified in each of the respective areas.

10.0 Financial Implications

There are no Financial Implications directly related to this report.

The initiatives, projects and financial modeling associated with the Affordable Housing Action plan will be considered through the usual capital planning process with further reports or budget approvals specifying the sources of funding and related capital costs. All efforts will be made to apply for capital grant opportunities to support the Affordable Housing Action Plan. As outlined in this Plan, City Council has already authorized proceeds from the pending sale of City properties, including Arrowdale and various administrative properties, to be directed to affordable housing. In addition, a portion of future savings realized from subsidy payments to housing providers at mortgage maturity will also be reinvested to support the Affordable Housing Action Plan.

11.0 Conclusion

Creating more affordable housing options and supporting new housing development efficiencies is critical to improving the economic stability, health, and well-being of individuals and households in the City of Brantford and County of Brant. The Affordable Housing Action Plan has been directly informed by the input of citizens and members across sectors in Brant and Brantford.

What has been made clear is that action is needed now to increase the supply of affordable housing across the housing continuum that includes supportive housing, affordable rents, as well as reasonably priced market rents and affordable home ownership. The Affordable Housing Action Plan builds on measures already underway by building partnerships with multiple organizations to create new housing opportunities in our community.



Aaron Wallace, Acting General Manager
Community Services and Social Development

Prepared By:

Kevin O'Hara, Manager Housing Stability, Housing and Homelessness

Maryellen MacLellan, Director, Housing and Homelessness

Attachments:

Appendix A – Mayors’ Housing Partnerships Task Force Affordable Housing Action Plan

Copy to:

NA

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required ☐ yes ☒ no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk ☐ yes ☒ no

Is the necessary by-law or agreement being sent concurrently to Council? ☐ yes ☒ no