

REPORT

Special Council

Meeting Date: April 5, 2022

FROM: Office of the Mayor

DATE: March 31, 2022

SUBJECT: Affordable Housing Panel

WARD: Town-wide

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RECOMMENDATION:

1. That the Office of Mayor and Council (OMAC) develop for Council's consideration housing assistance and affordability policy options for all levels of government by reviewing published literature and consulting a broad panel of experts with relevant experience in fields related to the provision of proper housing supply, such as but not limited to academics, land development, home building, urban planning, legal, and finance.
2. That the affordable and assisted housing research identify:
 - a) Barriers and opportunities to increasing access to affordable and assisted housing for both rental and purchase;
 - b) Policy and legislative proposals for more affordable and assisted housing actions by Federal, Provincial, Regional, and Local levels of government;
 - c) Effectiveness of all proposals according to amount of housing produced, the degree of impact on housing affordability, who pays and/or gains from the proposal and the timeline to produce measurable results; and
 - d) An advocacy plan for Council and the community.
3. That OMAC report by second quarter 2023, with interim reports as needed, to assure adequate time to achieve the objectives.
4. That the Office of Mayor and Council arrange appropriate public information sessions in every ward to collect public input to help inform the research and to help inform the public of recommendations from the research.

KEY FACTS:

The following are key points for consideration with respect to this report:

- Affordability of housing is an emergent public concern and need for the safety and wellbeing of a community.
- Dramatic increases in foreign purchasing of Canadian housing stock and stockpiling of housing approvals by developers are driving housing prices to unattainable heights for Oakvillians and Canadians.
- A Provincial Housing Affordability Task Force composed of individuals with no relevant expertise nor experience after a few weeks of meetings gave the Ontario government 55 recommendations that will not produce any affordable housing but will destroy local input into good planning of our community if adopted during the government's announced "road map" of yearly changes over the next four years.
- Oakville has a wealth of experience and expertise in the housing business in our community and on our staff.
- It is urgent that realistic measures be identified, tested, and adopted to address the crisis in housing affordability.

BACKGROUND:

On December 6, 2021 the Government of Ontario appointed nine members to a new Housing Affordability Task Force to provide the government with recommendations on additional measures to address market housing supply and affordability. The report outlining the Task Force's recommendations would be published in early 2022.

A survey of Ontario's largest municipalities conducted by Ontario's Big City Mayors found that there are at least 250,000 new houses and apartments that were approved in 2019 or earlier but have not yet been built. The figure of 250,000 was presented to the Premier and Minister of Municipal Affairs and Housing at the Provincial Housing Summit on January 19, 2022.

Ahead of its official release, a draft copy of the Housing Affordability Task Force's report was published by media outlets on January 20, 2022. Oakville town staff cautioned that the recommendations in the Housing Affordability Task Force report undermine and erode the foundations that *Livable Oakville*, the Town's Official Plan was built upon.

A report by Mike Moffatt and the Smart Prosperity Institute found that the Greater Toronto and Hamilton region needs 30 per cent more new housing units a year and concludes that the underproduction of new housing supply coupled with population growth exceeding forecasts created excess demand for housing in the GTAH.

On February 8, 2022 Ontario published the report and recommendations from the Housing Affordability Task Force. The Task Force report sets the goal of adding 1.5 million homes over the next 10 years.

In the Executive Summary of the Halton Region staff report on the Province's Housing Affordability Task Force Recommendations, Regional staff wrote: "Regional staff agrees that action must be taken to address the housing affordability crisis and supports some of the Task Force recommendations... Many of the recommendations however undermine local decision making that is critical for complete and healthy communities."

On March 30, 2022 the Ontario government introduced *The More Homes for Everyone Act*. The legislation outlines the next actions the province will take to address Ontario's housing crisis.

COMMENT/OPTIONS:

The Government of Ontario committed to a housing supply action plan every year over four years, starting in 2022-23, with policies and tools that support implementing the recommendations from the Housing Affordability Task Force's report.

The upcoming Provincial Election will provide an opportunity for all parties to release their policies on affordable housing for municipalities, stakeholders and Ontarians to review.

CONSIDERATIONS:

(A) PUBLIC

The Office of Mayor and Council will arrange for public information sessions in every ward to collect public input for consideration by the panel and Council. There will be public notice of these information sessions across multiple mediums.

(B) FINANCIAL

Costs of the Panel to be funded from the OMAC budget and if needed by one-time requests to Council from reserves.

(C) IMPACT ON OTHER

Multiple town departments will have the opportunity to provide input into the panel and Council for consideration.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal to be the most livable town in Canada.

(E) CLIMATE CHANGE/ACTION

Managing and directing required population growth to a defined urban structure is an action to mitigate Climate Change by reducing greenhouse gas emissions.

APPENDICES:

Appendix A – [Report of the Ontario Housing Affordability Task Force](#)

Appendix B – [Town of Oakville – Staff Report on Housing Affordability Task Force Report](#)

Appendix C – [Halton Region Report – Halton's Comments on the Ontario Housing Affordability Task Force Report](#)

Appendix D – ["Forecast for Failure" Smart Prosperity Institute Report](#)

Appendix E – [MMAH – More homes for everyone – Technical Briefing](#)

Appendix F – [Bill 109, An Act to amend the various statutes with respect to housing, development and various other matters](#)

Prepared by:

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Recommended and Submitted by:

Mayor Rob Burton