



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: April 26, 2022

Report Number: DS-2022-15

Subject: Community Housing Renewal Strategy
Ontario Priorities Housing Initiatives (OPHI)
Renewal of Municipal Housing Facility By-law
OUR FILE: D04 AFF

Recommendations

It is recommended:

That By-law No. 2022-032 **be adopted** having the effect of renewing the Municipal Housing Facilities By-law for the Town of Tecumseh, all of which is in accordance with the requirements of the 2021 Rental Housing Component of the Ontario Priorities Housing Initiatives (OPHI) program, PBS-2021-42 and DS-2022-15.

Background

Town Council, at its Regular Council Meeting on September 14, 2021 confirmed the Town's participation in the 2021 Rental Housing Component of the Ontario Priorities Housing Initiatives (OPHI) by way of adoption of the recommendations contained in [PBS-2021-42](#). This program protects affordability for households in social housing, supports the repair and renewal of existing social housing supply and facilitates the expansion of the supply of community housing over time.

The City of Windsor Housing and Children's Services (CWHCS) department is the designated Service Manager responsible for the delivery of the aforementioned housing program in Windsor and Essex County.

At the time Council confirmed participation in the current program, it was noted that the Town's Municipal Housing Facilities By-law 2017-30 ("2017 Housing By-law") would expire in May of 2022. It was further noted that Administration was working with CWHCS staff to consider if

any changes were required for incorporation into a new by-law that would replace Housing By-law 2017 prior to its expiration.

If a development under the OPHI program is proposed, Ontario Regulation 603/06 of the Municipal Act, 2001 requires that before an agreement respecting municipal housing project facilities is entered into, a Municipal Housing Facility By-law must be enacted, which must comply with the requirements of subsection 7(2) of the aforementioned Ontario Regulation.

Subsection 7(2) of Ontario Regulation 603/06 requires that the by-law include the following:

- i) a definition of “affordable housing”;
- ii) policies regarding public eligibility for the housing units to be provided as part of the municipal capital facilities; and
- iii) a summary of the provisions that agreements respecting municipal capital facilities are required to contain.

The purpose of this Report is to advise of the outcome of discussions with the CWHCS staff regarding the need for any changes to the content of a new Municipal Housing Facilities By-law and to recommend adoption of a by-law by Council for the next five-year period.

Comments

Upon review of the 2017 Housing By-law in consultation with CWHCS staff, Town Administration found that no changes were required. Accordingly, a draft by-law is attached to the April 26, 2022 Regular Council Meeting Agenda (By-law 2022-032) that establishes a Town Municipal Housing Facility By-law for an additional five-year period. It is the opinion of Administration that the proposed By-law 2022-032 complies with the requirements of subsection 7(2) of Ontario Regulation 603/06, as summarized previously in this Report. Adoption of By-law 2022-032 is recommended in order for the Town to remain compliant with the OPHI program requirements.

Consultations

Legislative Services & Clerk
City of Windsor Housing and Children’s Services

Financial Implications

None

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh’s current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh’s plans and priorities.
<input type="checkbox"/>	Steward the Town’s “continuous improvement” approach to municipal service delivery to residents and businesses.
<input checked="" type="checkbox"/>	Demonstrate the Town’s leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
Planner

Reviewed by:

Laura Moy, Dipl. M.M.
Director Legislative Services & Clerk

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None