



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: July 25, 2023

Report Number: DS-2023-14

Subject: Summary of Draft Tecumseh Housing Action Plan
Federal Housing Accelerator Fund Program
OUR FILE: L11 FED

Recommendations

It is recommended:

That Report DS-2023-14 entitled “Summary of Draft Tecumseh Housing Action Plan: Federal Housing Accelerator Fund Program”, **be received**.

Background

Housing Accelerator Fund

On March 17, 2023, the Federal Government launched the \$4 billion Housing Accelerator Fund (HAF), which will provide funding to local governments to fast-track the creation of new homes in Canada. The objective is to accelerate the supply of housing across Canada, resulting in at least 100,000 more housing units being constructed than would have occurred without the program.

In addition to creating more supply of housing at an accelerated pace, the program is also supporting the following priorities:

- the development of complete communities that are walkable, consisting of appropriate residential densities and a diverse mix of land uses, providing access

to a wide variety of amenities and services through public and active transportation;

- the development of affordable, inclusive, equitable and diverse communities through the provision of housing across the entire housing spectrum;
- supporting the development of low-carbon and climate-resilient communities.

The preparation and submission of a Housing Action Plan is a mandatory requirement for a community to be eligible for funding under the HAF. The Housing Action Plan must include:

1. housing supply growth targets, which reflect the total number of permitted housing units projected with the support afforded by the HAF;
2. additional targets related to the type of housing projected, as well as affordable housing; and
3. a minimum of seven proposed initiatives that will help achieve the committed targets, speed up approvals and support the objectives of the program.

The framework for determining the amount of incentive funding includes base funding, top-up funding, and an affordable housing bonus. The HAF is an application-based program being administered by Canada Mortgage and Housing Corporation (“CMHC”). It was recently announced that the application portal is now open and that applications from municipalities will be accepted until end of day August 18, 2023.

An overview of the HAF program, its eligibility requirements, timelines, application process, and final approval process was provided by way of Report [DS-2023-09](#), which was approved by Town Council at its April 25, 2023 Regular Council meeting.

Retaining a Consultant

In approving Report DS-2023-09, Council authorized funding to support the hiring of a planning consultant to assist in the preparation of a Housing Action Plan and the submission of a funding application under the HAF program. To this end, Larry Silani, Land Use Planner and partner with MillerSilani Inc. (“the Consultant”), was retained by the Town.

Tecumseh Housing Action Plan

The Consultant has worked with Town Administration in the development of a Housing Action Plan. In addition, virtual meetings were attended with the Town’s regional CMHC representative to ensure the work being undertaken matched with the HAF program

requirements. Multiple CMHC sponsored webinars were also attended by the Consultant and Town Administration.

The development of the Housing Action Plan was also informed by:

1. meetings with key stakeholders (including the Windsor-Essex Home Builder's Association, Heavy Construction Association of Windsor, Windsor-Essex Community Housing Authority, Community Services Manager/County of Essex, Tecumseh Mayor and CAO);
2. a review of the regional housing Master Plan and housing needs assessment (titled "Home Together: Windsor Essex Housing and Homelessness Plan, 2019-2028");
3. a review of historic Town residential building activity, existing building stock, demographic characteristics, land supply for new housing, growth forecasts and housing outlook; and
4. a review of the Town's recently adopted capital works plan that is intended to extend municipal infrastructure to support advancement of residential development in various greenfield areas.

The Housing Action Plan summarizes findings from the preceding activities and expands upon the following items, which are all program requirements to qualify for funding under the HAF program:

1. new housing targets have been prepared for the Town for the next three years (2024 to 2026), including housing units to be permitted without assistance from HAF (based on the Town's 10-year historic average) and housing units to be permitted with HAF assistance;
2. the analysis concludes that an additional 267 housing units would be permitted over the three-year period with HAF assistance. These additional housing units are also broken down by housing type and the percentage anticipated to be affordable;
3. a commitment to undertake a housing needs assessment for Tecumseh as part of the new Windsor-Regional Housing Affordability Strategy intended to commence in early 2024;
4. the establishment of Housing Action Plan Goals, of which there are five; and
5. the establishment of Housing Action Plan Initiatives, of which there are ten. The HAF program establishes that there must be a minimum of seven

initiatives, although CMHC has indicated that having more than the minimum would be advantageous.

On July 25, 2023, the Consultant will be presenting a PowerPoint to Council (see Attachment 1), which provides a more detailed overview of the draft Tecumseh Housing Action Plan. In order to ensure a funding application can be filed by the Town prior to the August 18, 2023 deadline, the Housing Action Plan will be brought forward for consideration of Council adoption at the August 8, 2023, Regular Council Meeting.

Comments

The adoption of a Housing Action Plan by Council provides the Town with a first-generation document that places a special lens on the importance of ensuring an adequate housing supply. The Housing Action Plan prioritizes the significant role the Town can play in meeting the diverse housing needs of the community. It articulates steps to be taken by the Town to accelerate the provision of housing not only for the next three years, but over an extended period. It also encourages heightened engagement amongst the multitude of players involved in the provision of housing, including private and public builders and a variety of agencies.

In addition, a Council approved Housing Action Plan will, in the immediate term, allow the Town to file an application for funding under the HAF program. Over the longer term, the Plan will assist in addressing the evolving housing and socio-economic needs of the community.

Next Steps

To provide Council with an opportunity to review the document in detail prior to the August 8, 2023, Council meeting, the draft Housing Action Plan will be circulated for review by email by the end of day July 27, 2023. A further Administrative Report along with the draft Housing Action Plan will be provided on the August 8, 2023, Council agenda for consideration of Council adoption.

Consultations

Community & Recreation Services
Financial Services
Public Works & Engineering Services

Financial Implications

As previously noted, the adoption of a Housing Action Plan is a prerequisite to filing an application to the HAF program. The program provides funding per housing unit projected to be permitted at an accelerated rate that results from the financial support provided to the Town by HAF. The HAF program requires that available funding first be directed to support the Town initiatives, thereby removing municipal financial implications with the implementation of those initiatives. Any remaining funding can be used for capital projects that support the accelerated provision of housing over the next three years.

Based on current calculations, which project an additional 267 housing units could be permitted over the three-year program period because of HAF assistance, the Town may qualify for funding of between approximately \$5.0 MIL to \$7.0 MIL, depending on the breakdown of unit types and affordability. Additional details including estimated HAF funding towards the Town initiatives and the key strategic capital project(s) will be provided as part of the August 8, 2023, Administrative Report to Council. It is anticipated that HAF funding for capital projects will involve the advancement of one or more of the strategic projects identified in the 10-year Capital Plan approved by Council May 5, 2022 that would have the effect of accelerating housing development.

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 checked="" 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:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Reviewed by:

Phil Bartnik, P.Eng.
Director Public Works & Engineering Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	New Housing Action Plan, PowerPoint Presentation, July 25, 2023