

**Date:** 2021-04-21

**Subject:** **Housing Brampton**

**Secondary Title:** Housing Strategy and Action Plan

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**Report Number:** Planning, Bld & Ec Dev-2021-435

**Recommendations:**

1. **THAT** the report titled “**Housing Brampton**” to the Planning and Development Committee meeting of May 10, 2021, be received;
2. **THAT** the City of Brampton Housing Strategy and Action Plan, “Housing Brampton” (Appendix 2) be endorsed by Council;
3. **THAT** staff report to Council annually on the achievement of the action items contained within Housing Brampton;
4. **THAT** staff incorporate the recommendations and actions of Housing Brampton within the City’s Official Plan, Zoning By-law, Urban Design Guidelines, development review processes and various City initiatives identified in Housing Brampton;
5. **THAT** staff advance the timely implementation of regulatory tools identified in Housing Brampton, such as inclusionary zoning, density bonusing and/or a Community Benefits Charge By-law, to facilitate affordable housing in appropriate development applications;
6. **THAT** the Study (City of Brampton: Opportunities, City-Wide, for Appropriate Community Improvement Plan(s) – Affordable Housing, November 2020) prepared by NBLC and attached to this staff report (see Appendix 4) be endorsed by Council;

7. **THAT** staff prepare a City-wide Community Improvement Plan (CIP) for Housing; schedule a Statutory Public Meeting; and, forward the final document to the Ministry of Municipal Affairs and Housing for review and comment prior to the Statutory Public Meeting;
8. **THAT** staff develop Development Charge Equivalent Grant implementation guidelines and Development Application Fee Equivalent Grant implementation guidelines for Council approval, in order to activate the City-wide CIP for Housing;
9. **THAT** an amount of \$4 Million for the Housing Catalyst Capital Project be considered through the 2022 budget process to continue the support for non-profit led Pilot Projects identified in Housing Brampton;
10. **THAT** staff prepare a report for Council consideration for the 2022 budget process, outlining a financial incentive of \$400,000 towards a Brampton project that qualifies for the competition-based Region of Peel Incentives Pilot Program for affordable rental housing;
11. **THAT** an additional two permanent full time staff resources be considered for a total budget of approximately \$260,000 (inclusive of salary, benefits and WSIB), through the 2022 budget process, to ensure timely implementation of the numerous action items in Housing Brampton, pending Council approval;
12. **THAT** Council advocate for a review of Region of Peel's affordable housing targets and for an equitable distribution of Region of Peel's programs and resources for non-market housing, based on updates to Brampton's current housing needs data and new growth projections;
13. **THAT** Council advocate to the Province of Ontario and the Federal Government to support Brampton in implementation of Housing Brampton through appropriate funding programs and priority access to provincial and federal surplus land, among other supports; and
14. **THAT** a copy of Housing Brampton and Council resolution be sent as information to the Region of Peel, the Ministry of Municipal Affairs and Housing and the Minister of Families, Children and Social Development.

**Overview:**

- **In October 2017, Council approved the development of a Framework for the City of Brampton's Housing Strategy (Housing Brampton), and endorsed a project work plan.**

- **Following alignment with the Brampton 2040 Vision, a Housing Needs Assessment completed in June 2018 provides a snapshot of the current housing contexts and needs. This followed the creation of a Housing Advisory Committee.**
- **A number of preliminary housing action items are complete, including the development of a Concierge Pilot Program to assist with the approvals processes for affordable housing applications, a Supportive Housing Review, and a Seniors Housing Study.**
- **This staff report brings forward the final document, Housing Brampton, for Council's endorsement.**
- **Housing Brampton's foundation includes a driving Vision; six overarching Principles; and, four Big Moves. It also aligns with Vision #5 of the Brampton 2040 Vision related to social matters and housing, and the "Create Complete Communities" Term of Council Priority.**
- **Planning, Building & Economic Development staff will begin to work on immediate housing action items, and will align subsequent implementation efforts with annual budget processes.**
- **Updates to the City's Zoning By-law, current Development Review Process, Urban Design Guidelines and many other City initiatives will be required in order to achieve the objectives of Housing Brampton.**
- **In addition, many of the housing related official plan policies will develop through the City's Official Plan Review (Brampton Plan); that is currently underway.**
- **The City will collaborate with the for-profit and non-profit housing developers to balance the use of municipal regulatory tools (policies, inclusionary zoning, density bonusing, Community Benefit Charges, etc.) with a range of incentives, to support the creation of desired housing options.**
- **Staff recommend moving forward with a City-wide Community Improvement Plan (CIP) for Housing to incentivize purpose-built rental and affordable housing. In Q4, 2021, staff will schedule a Statutory Public Meeting and present a by-law and Implementation Guidelines to activate the selected incentive programs within the CIP for Housing.**
- **Staff recommend additional incentives such as a new funding through a Housing Catalyst Capital Project to support non-profit led innovative Pilot Projects, City capital grants to Brampton projects within the Region of Peel's Incentives Pilot Program and non-financial incentives such as**

**parking reductions and use of public land. This initiative requires capital funding of \$8.4 Million, with \$8 Million required for the Housing Catalyst Capital Project and \$0.4 Million to support the Region's Financial Incentive Program. In addition, two full-time staff resources are recommended at approximately \$260,000.**

- A supplemental staff report will recommend approval of the initial \$4 Million for the Housing Catalyst Capital Project through a budget amendment, while the remaining \$4 Million for the Catalyst Project, \$0.4 Million for support of the Region's Financial Incentive Program and two full-time staff, are to be considered through the 2022 budget process.**
- The City will continue to advocate to higher levels of government for support in implementation of Housing Brampton.**

### **Background:**

With an average annual population growth rate of approximately 4.0% between 2001 and 2016, the City of Brampton has been one of the fastest growing municipalities in Canada. Preliminary forecasts prepared as part of the Regional growth distribution exercise show Brampton reaching a population of approximately 985,060 people (in approximately 291,730 housing units) by the year 2051.

With Brampton's growth now shifting from greenfield development to greater intensification, Brampton needs to re-evaluate its housing options and prepare for a bold and creative shift in the way it approaches housing. The City is in a favorable position to do so as its housing supply is already beginning to diversify with higher density housing forms such as stacked townhomes and apartments. Brampton is also undertaking significant City-building projects that could further increase demand for a wide range of housing.

Brampton's new vision for its future, Brampton 2040 Vision ("Brampton 2040") as endorsed by Council in 2018 followed an extensive public engagement process. Brampton 2040 Vision depicts a more sustainable, urban and innovative direction for the City. The Vision suggested that Brampton adopt a Brampton-made comprehensive housing strategy to address various housing needs of its residents.

Brampton is facing challenges with housing affordability. Housing prices are escalating at unprecedented rates (an increase of 158% from 2005 to 2019). Rents are also rising, with vacancy rates at 1.3 percent (2020), with 3% considered as a healthy rate. Rapidly rising housing costs have placed pressures on all households in the low and medium income ranges in Brampton. Certain household typologies in the City are experiencing significant challenges in finding suitable housing. These include persons living alone, lone parents, recent immigrants, at-risk youth, seniors and families with children.

City Council endorsed a framework and work program for Housing Brampton in 2017. Brampton 2040 identified the need for alignment and a Housing Needs Assessment - completed in June 2018 to provide a snapshot of the current housing contexts and needs. This followed the creation of a Housing Advisory Committee.

A number of early housing initiatives have been undertaken prior to the completion of Housing Brampton, including a Concierge Program for affordable housing development applications, a Supportive Housing Review, a Seniors Housing Study, and the Second Unit Registration Program. Many other initiatives are ongoing, such as the Additional Residential Units Review, Student Housing Review and Inclusionary Zoning Assessment.

The Housing Brampton strategy meets the Provincial and Regional Policy Framework as outlined in Appendix 2.

The development of the Strategy has been based on many factors including the City's housing needs, population, demographics and growth forecasts; market and intensification analysis; a best practices review and assessment of local opportunities; feedback from community engagement and from Council; legislative and policy context.

### **Current Situation:**

After extensive stakeholder consultation and analysis, the City has now completed the development of Housing Brampton (see Appendix 2). This staff report brings forward the final strategy for Council's endorsement.

### Scope of Housing Brampton:

The scope of the strategy is primarily on facilitating the supply of purpose-built rental, affordable rental and affordable ownership housing. Brampton will continue to play a supporting role to the Region of Peel and other stakeholders in the provision of non-market housing (including emergency and transitional housing).

*Affordable housing, within the PPS, 2020 and the Official Plan (OP), is defined as adequate housing that is affordable to households of low, moderate and middle incomes, or households within the lowest 60 percent of the income distribution for the housing market area. For 2020, the Region's affordable ownership threshold was \$438,306: and the affordable rental threshold was \$1,503 per month. Housing related costs exceeding these two numbers (for ownership and rental housing each) are considered unaffordable.*

### Structure of Housing Brampton:

The structure of Housing Brampton includes a Vision, Principles, Big Moves and an Implementation Roadmap.

### Vision Statement

The Vision statement below is a culmination of the input received from the stakeholders on the desired outcome of Housing Brampton.

*“Brampton will be a vibrant, inclusive and thriving city with a wide range of housing options that are affordable, diverse and innovative”.*

## Principles

The six Principles that will guide the City’s response to housing needs are:

1. Reduce barriers to the supply of housing
2. Make full use of regulatory tools
3. Incorporate equity
4. Collaborate with the non-profit sector
5. Advocate for the right housing
6. Demonstrate innovation

## "Big Moves"

The four Big Moves or focus areas that need a commitment to immediate action are:

1. Purpose-built Rental Housing
2. Use of Public Land for Housing
3. Attainable Homeownership Options
4. Clear Housing Targets

Actionable charts of deliverables with timelines (short/medium/long term) have been provided in relation to these Big Moves.

## Implementation Roadmap

In addition to the Big Moves, an Implementation Roadmap includes actions that will help Brampton meet housing needs. It comprises the following:

1. Bringing the community onboard
2. The right policies
3. Smart zoning for housing affordability
4. Supportive processes
5. Integration with other city plans
6. A framework of incentives

The key companion documents; prepared during the strategy development process; such as, the Policy Options Report, can be accessed [here](#).

## Engagement

The recommendations contained in Housing Brampton, were carefully prepared; and, reviewed by a large cross-section of subject matter experts. This includes City and Regional staff, the development industry, the non-profit sector, as well as, the Brampton Housing Advisory Committee. In 2019, public engagement included pop-up events at city community centers, open houses and public workshops. In addition, 45 focused engagement sessions conducted in 2020 included internal and external stakeholders, including BILD.

Consultation took place with the Brampton Housing Advisory Committee. Two Council Workshops were held in September, 2020 and January, 2021. Through detailed implementation of the actions and recommendations of Housing Brampton, further engagement with all stakeholders will form part of statutory planning processes. An Engagement Summary Report, available [here](#), provides highlights of the 2019 and 2020 engagement sessions.

### Overview of Housing Brampton and Recommendations of this Staff Report

Housing Brampton is forward looking, and many of its recommendations are new approaches for the City. A concerted effort by all stakeholders is required during implementation for the strategy to succeed in its goals. The City needs to demonstrate commitment by streamlining its development review processes, setting up supportive policies, seeking funding from higher levels of government and providing financial and non-financial incentives to support the objectives of Housing Brampton.

The following section highlights key aspects of Housing Brampton as they relate to the Recommendations of this staff report.

#### A. Policy and Processes

Brampton will continue to advance a number of housing initiatives including Additional Residential Units Review and Student Housing Review. Upon endorsement of Housing Brampton, staff will incorporate its recommendations in City policy planning and processes, including Brampton Plan, Zoning By-law Update, Urban Design Guidelines, Integrated Downtown Plan and development review processes.

The Recommendation 4 of this staff report requests direction that staff incorporate the actions of Housing Brampton within various City initiatives.

#### B. Use of Regulatory Tools

Housing Brampton proposes that the City make full use of regulatory tools to achieve housing objectives. Some of these tools have not been utilised in Brampton as they may not have been relevant to the housing needs of the city, or simply because they have been recently introduced in the *Planning Act* including Inclusionary Zoning (IZ) and Community Benefit Charge By-law, as outlined in Appendix 2.

The Recommendation 5 of this staff report seeks direction to advance the timely implementation of regulatory tools identified in Housing Brampton, such as inclusionary zoning, density bonusing and/or evaluation of a Community Benefits Charge By-law, to facilitate affordable housing in appropriate development applications.

### C. Housing Incentives

On May 8, 2019, Council passed Resolution [PDC056-2019](#) that provides direction for staff to develop a new Community Improvement Plan(s) and amendments to the Central Area Community Improvement Plan.

On November 16, 2020, Council passed Resolution [PDC139-2020](#) that provides direction for staff to review the opportunity of waiving the City's Development Charge (DC) portion for high-rise developments across the City.

In response to Item 2 of PDC056-2019, the City retained, in December 2019, the services of N. Barry Lyons Consultants Ltd. (NBLC) to explore opportunities City-wide for the appropriate use of CIPs to incent employment growth and deliver affordable housing. Two separate studies were prepared one for employment and the other for the delivery of affordable housing.

The affordable housing related study (*City of Brampton: Opportunities, City-Wide, for Appropriate Community Improvement Plan(s) – Affordable Housing, November, 2020*) attached as Appendix 4, recommends that the City of Brampton begin to take steps to integrate with the Region of Peel Incentives Pilot Program, which is designed to incentivize affordable rental housing with a priority for larger units. This direction would reduce the administrative and financial burden on Brampton.

#### c1) Region of Peel Incentives Pilot Program

The Region's Program, (see [here](#)), is expected to launch in May 2021, with a total regional budget for capital grants of \$7.5 million. Locational criteria will prioritize projects in strategic locations. Brampton has an opportunity to add its own incentives (on top of the Region's capital grants) to Brampton projects, as a stacking option. This can provide funding to create additional affordable units within the Program.

The Recommendation 6 of this staff report, recommends that the above-mentioned study, prepared by NBLC, (Appendix 4), be endorsed.

NBLC's study does not recommend an amount that Brampton should contribute as incentives to the Region's Program. However, a *Financial Assessment and Business Case Report* for the Region's Incentive Program, prepared by NBLC (available [here](#)), summarizes the subsidy cap calculated for test sites in Peel Region across each affordability threshold and tenure. The results indicate that in Brampton, the subsidy required for a for-profit developer to deliver mid-large sized affordable rental housing units (as per the program criteria) ranges between \$31,500 and \$47,800 per unit for the middle-



income group, based on the location. The City has an opportunity to create more affordable units in Brampton, by providing this subsidy amount per unit.

Based on the findings of the *Financial Assessment and Business Case Report*, staff recommend that under the 2022 budget process, Brampton plan for a capital grant of \$400,000 to incentivize an additional 10 affordable units in the first year. Depending on the uptake of the Program, staff will bring forward annual budget requests through subsequent years' budget processes for Council's review and approval. Should Brampton's City-wide CIP for Housing be established, it will provide the required incentives to Brampton projects qualifying for the Region's Program.

The Recommendation 10 of this staff report addresses the urgency and the need for Brampton to budget for Brampton's contribution to the Region's Program. Staff will prepare a report for Council consideration for the 2022 budget process, outlining a financial incentive of \$400,000 towards a Brampton project that qualifies for the competition-based Region of Peel Incentives Pilot Program for affordable rental housing.

#### c2) Central Area Community Improvement Plan

The Central Area CIP establishes a toolbox of programs designed to support specific planning objectives. Individual incentive programs established by way of approval of Implementation Guidelines, and a corresponding Budget. The last amendment to this Plan in September 2019 included the addition of affordable housing as an objective of the Plan. Developers can receive up to 100% waiver on the City's portion of development charges as part of the Downtown DC Incentive Program within the Central Area CIP.

To date, the City has waived over \$30 million in DCs that helped to create roughly 2,750 residential units and over 40,000 square feet of commercial/office space. In order to replenish the waived DCs, the City is currently transferring \$1.2 million annually from the General Rate Stabilization Reserve to the DC reserves.

Staff recommend that the Central Area CIP not be amended, as of now, as it meets the objectives of incentivizing high-density residential, commercial and mixed-use developments. Staff further recommend that the ongoing Integrated Downtown Plan project evaluate any amendments required to this Central Area CIP, based on directions and recommendations of that project. Should the City-wide CIP for Housing be established, a development will be eligible to receive incentives from only one of the CIPs (the Central Area CIP or the City-wide CIP).

#### c3) A City-wide Community Improvement Plan for Housing

The Region's Incentives Pilot Program specifically incentivizes affordable rental housing with a unit mix that prioritizes mid-large sized affordable units. The Program is designed in a competition format, with projects from Mississauga, Brampton and Caledon vying for the Region's capital grant. On the other hand, Brampton's Central Area CIP is geographically limited to downtown Brampton and the adjacent Queen Street East area.

Housing Brampton identifies a larger, City-wide need for a range of housing choices and tenure, including purpose-built rental housing, affordable rental housing and affordable ownership housing for many household typologies such as youth, single parents, seniors, and large households. Moreover, the upcoming Inclusionary Zoning regime may require consideration of offsets for market developments located in Major Transit Station Areas and Community Planning Permit System Areas.

In lieu of the above considerations and the constraints of the two incentives programs mentioned earlier, staff recommend the establishment of a new City-wide Community Improvement Plan for Housing. The City-wide CIP will support market developers, private non-profits and charities in provision of purpose-built rental housing and affordable housing in the form of mid-high density projects.

Staff will prepare a report outlining a toolbox of Incentive Programs to be included in a new City-wide CIP for Housing. The individual incentive programs, for Council approval, will be developed with implementation guidelines and corresponding budget. The toolbox will include the following and other tools:

- **Development Charges (DC) Equivalent Grant Program**  
This program will incentivize housing including market rate purpose-built rental projects (including SROs – single room occupancy housing), affordable units within market ownership and rental developments, senior housing and large units (with 3+ bedrooms) within market developments or projects led by private non-profits and charities. The detailed implementation guidelines will specify if the City DCs are waived fully or partially; any locational criteria as well as any caps on maximum waiver amounts per development.
- **Development Application Fee Equivalent Grant Program**  
This grant will offset a portion of the costs associated with rezoning and site plan applications for qualifying projects.

A comprehensive analysis for this program needs to include the impacts of other regulatory tools such as inclusionary zoning and Community Benefits Charge. By Q4, 2021, staff will be in a position to design the DC Incentive Program and the Development Application Fee Equivalent Grant Program. Staff will prepare detailed analysis for grant estimates and financial considerations for these two programs. Other programs will be considered for implementation in the future.

The Recommendation 7 of this staff report requests direction to prepare a City-wide CIP for Housing, schedule a Statutory Public Meeting and forward the final document to the Ministry of Municipal Affairs and Housing for review and comment prior to the Statutory Public Meeting.

The Recommendation 8 of this staff report requests direction to develop Development Charge Equivalent Grant implementation guidelines and Development Application Fee

Equivalent Grant implementation guidelines for Council approval, in order to activate the City-wide CIP for Housing.

#### c4) Housing Catalyst Capital Project

Housing Brampton proposes a number of approaches and Pilot Projects to demonstrate new housing solutions (see Appendix 3). Housing Brampton also proposes a strong collaboration with non-profit housing developers, including co-operatives and faith-based organizations. Through the Stakeholder Engagement for Housing Brampton, the City received positive feedback and many inquiries from non-profits who are interested in developing housing in Brampton. Staff recommend that the City establish a Housing Catalyst Capital Project to deliver capital funding and support non-profits in the delivery of Pilot Projects. This will assist non-profits in upfront costs associated with technical studies, design, land acquisition, construction, etc. There will be a regular call for applications and funds granted to private, community based non-profit housing providers.

The Implementation Guidelines for the Housing Catalyst Capital Project will be developed and reported to Council for approval.

A supplemental staff report will recommend a 2021 budget amendment to allocate the initial \$4 Million for this Capital Project. This amount supports approximately ten Pilot Projects depending on scale of the project and funding requests. Staff will prepare a Program Report on a case-by-case basis for approval of funds for each Pilot Project.

The Recommendation 9 of this staff report requests an additional contribution of \$4 Million for the Housing Catalyst Capital Project through the 2022 budget process, subject to Council Approval. This amount supports an additional 10 Pilot Projects depending on scale of the project and funding requests. The Capital Project will cease to be operational once the total \$8 Million is exhausted.

#### c5) Other incentives in Housing Brampton include:

- Concierge Program for affordable housing development applications:

This City program launched in 2021 to support affordable housing applications through project formulation and development review processes.

- Sale, lease or acquisition of public land for affordable housing applications.

- Reduced parking rates:

The parking ratio reduction is an incentive tool that will not have direct financial implications on the City. Parking spaces, especially underground spaces, are very costly to build. The estimate of underground parking space in Brampton is around \$55,000 per space. A recent Zoning By-law Amendment eliminated minimum parking requirements for high-density developments in many areas planned for intensification

and well served by transit. The City-wide Comprehensive Parking Strategy will include optimal parking requirements for low and medium density housing typologies. In addition, the City will explore differentiated parking rates based on 'affordable housing' criteria to incentivize the supply of affordable housing across the City.

#### D. Staff Resources

Housing Brampton is a comprehensive document, with a multitude of action items. Implementing Housing Brampton will require adequate and dedicated staff resources to prepare new policies and zoning, build and monitor pilot programs, establish and administer incentive programs, undertake extensive community outreach, continue dialogue with other levels of governments and design new administrative and legal processes. The City may also consider formalising a staff division working specifically on housing and related focus areas.

The Recommendation 11 seeks consideration for an additional two permanent staff resources for a total budget of approximately \$260,000 (inclusive of salary, benefits & WSIB), through the 2022 budget process, to ensure timely implementation of the numerous action items in Housing Brampton, subject to Council approval.

#### E. Non-market Housing

Many recommendations in Housing Brampton will lead to increased housing options for low-income households. The provision of non-market housing (emergency shelters, transitional and subsidized housing) is generally managed by the Region of Peel, in collaboration with other community housing providers. The Region is planning to develop its Housing Master Plan sites in Brampton in a phased manner, which will increase supply of emergency, transitional and subsidized housing over the next few years.

The Region of Peel is also working with Brampton, Caledon, and Mississauga to distribute the population forecasts allocated to Peel in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* amongst the three lower-tier municipalities. Distribution reflects growth trends and long-range plans of the three municipalities and seeks to ensure that the Region will achieve the density and intensification targets set out for it in *A Place to Grow*. Preliminary forecasts prepared as part of the distribution exercise show Brampton reaching a population of approximately 985,060 people (in approximately 291,730 housing units) by the year 2051.

Based on Brampton's new growth projections and growth allocation, [current affordable housing needs, housing supply trends and income trends](#), it is recommended that the current established targets for housing in Brampton be reviewed and updated to reflect the new data. A review of Regional housing targets will also inform Brampton's share of the Region's resources for non-market housing, or the rationale to fast-track planned investment. Moreover, it will support advocacy for more provincial and federal funding. The City will collaborate with the Region to review and update local targets for non-market housing in Brampton.

The Recommendation 12 addresses the need for a review of Regional affordable housing targets and an equitable distribution of Region of Peel's programs and resources for non-market housing, based on updates to Brampton's current housing needs data and new growth projections.

#### F. Advocacy to Higher Levels of Government

The federal government created the Rapid Housing Initiative (RHI), administered by the Canada Mortgage Housing Corporation, to create new affordable housing rapidly to navigate the COVID-19 crisis. The Region of Peel was allocated \$30.4M through the Major Cities stream in the RHI as up-front forgivable loan. The Federation of Canadian Municipalities (FCM) is advocating for an expansion of this program in the 2021 Federal budget to \$7B from \$1B over the course of the National Housing Strategy period.

The Recommendation 13 addresses the need for continued advocacy (in collaboration with the Region of Peel, FCM and Association of Municipalities of Ontario (AMO)) to the Province of Ontario and the Federal Government to help support Brampton in implementation of Housing Brampton. The City will advocate for items such as:

- increased funding for Brampton from programs such as the Rapid Housing Initiative (RHI) (as described above);
- a strategy and/or financial assistance for the development of (international) student housing; and,
- priority access to surplus or under-used crown lands to the City contingent on the provision of affordable housing.

#### Monitoring and Measuring Progress

Housing Brampton is a framework for achieving the housing related aspirations of the City of Brampton; the success of the Plan will depend on a commitment to implement action items over their prescribed timeframes. This commitment includes the City, Region of Peel, the development industry and all other stakeholders.

The short term (1-2 years), medium term (3-4 years) and long term (5 plus years) deliverables detailed in Housing Brampton (see Appendix 2) will be monitored and evaluated annually with a Report to Council.

#### **Corporate Implications:**

##### Financial Implications:

Housing Brampton requires capital funds of \$8.4 Million, with \$8 Million required for the Housing Catalyst Capital Project and \$0.4 Million to support the Region's Financial Incentive Program in addition to two full-time staff resources recommended at approximately \$260,000.

A supplemental staff report will recommend a 2021 budget amendment to allocate the initial \$4 Million for the Housing Catalyst Capital Project, while the remaining \$4 Million for the Catalyst Project, \$0.4 Million for support of the Region's Financial Incentive Program and two full-time staff, are to be considered through the 2022 budget process.

As of December 31, 2020, the City has \$94.1 Million available in uncommitted strategic reserves. The \$8.4 Million in capital funding requirements for this initiative represents 9% of available strategic reserves for the City.

As part of the 2022 budget process staff will request, for Council consideration, a one-time financial incentive amount of \$400,000 towards a Brampton project for the Region of Peel Incentives Pilot Program for affordable rental housing; and \$4 Million for the Housing Catalyst Capital Project to continue the support for the non-profit led Pilot Projects in Housing Brampton. Housing Brampton will also require two additional staff resources at a total cost of approximately \$260,000 (inclusive of salary, benefits and WSIB) and will be included as part of the 2022 budget process. The total anticipated 2022 budget request will be approximately \$4,660,000, subject to Council approval.

#### Other Implications:

There are no other implications in this report. The completion and endorsement of the Strategy will position the City to commence implementation. Housing Brampton aligns with other corporate initiatives, including the Brampton Plan, Transportation Master Plan Update, Age-Friendly Strategy and others, in addition to the Brampton 2040 Vision that will guide the City's growth over the next 20 years.

#### **Term of Council Priorities:**

This report directly aligns with the Council Priority to Create Complete Communities.

#### **Next Steps:**

Following endorsement of Housing Brampton, City staff will begin work on immediate action items as described in this report.

#### **Conclusion:**

Housing crises in cities are structural and large-scale. These are driven by a multitude of factors, including income disparities, the cost of building housing to minimum standards, expectations of project profit, supply and demand, mortgage rates, land speculation as well as immigration policies. A municipal housing strategy can succeed if supported by other approaches, such as robust economic and social development efforts.

Housing Brampton is an ambitious, collaborative approach to understand and address the complex housing challenges faced by the City. It proposes a range of solutions through legislative mechanisms such as the *Planning Act and Municipal Act*. With the approval of this staff report, Council endorses the final City of Brampton Housing Strategy

and Action Plan, Housing Brampton, moving the city forward in its commitment to address varied and urgent housing needs of its residents.

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[Commissioner]

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**Attachments:**

1. Housing Brampton (Executive Summary)
2. Housing Brampton (Main Document)
3. Pilot Projects identified in Housing Brampton
4. Study: City of Brampton: Opportunities, City-Wide, for Appropriate Community Improvement Plan(s) – Affordable Housing, November 2020, N. Barry Lyon Consultants Limited