

Municipal Housing Pledge

Presented To:	City Council
Meeting Date:	December 5, 2023
Type:	Managers' Reports
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Recommended by:	General Manager of Growth and Infrastructure

Report Summary

This report provides a recommendation regarding a Municipal Housing Pledge which describes initiatives that Greater Sudbury will take towards achieving the assigned Municipal Housing Target of 3,800 new homes by 2031. The Pledge must be submitted to the Province by December 15th, 2023.

Resolution

THAT the City of Greater Sudbury approve the Municipal Housing Pledge that identifies strategies and actions to achieve the Provincial Housing Target of 3,800 home by 2031, as outlined in the report entitled, “Municipal Housing Pledge”, from the General Manager of Growth and Infrastructure, presented at the Council meeting on December 5, 2023.

AND THAT the City Clerk be directed to forward a copy of the signed Municipal Housing Pledge to the Minister of Municipal Affairs and Housing.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

The Municipal Housing Pledge aligns with Council’s Strategic Priorities including “Expand Affordable and Attainable Housing Options” and “Develop and Promote Solutions to Support Existing Housing Choices”. The Housing Pledge will address the actions outlined in the Housing goal of the Strategic Plan, which reflect Council’s desire for all citizens, especially vulnerable populations, to have access to safe, affordable, attainable and suitable housing option in the City of Greater Sudbury.

The Municipal Housing Pledge outlines initiatives that support the creation of compact, complete communities, Goal 1 of the CEEP.

Financial Implications

There are no financial implications associated with this report at this time. Once additional details and eligibility criteria are released for the Province’s Building Faster Fund, and should the City be eligible to receive funding through the program, a future report will be brought forward for Council direction.

Summary

The purpose of this report is to seek Council's approval of the attached City of Greater Sudbury Housing Pledge (Attachment A) which outlines initiatives that Greater Sudbury will take towards achieving the assigned Municipal Housing Target of 3,800 homes by the end of 2031. The Municipal Housing Pledge must be submitted to the Province by December 15, 2023 in order to maintain eligibility for the for Building Faster Fund. The initiatives in the pledge align with those proposed in the Housing Accelerator Fund application report as well as the draft Housing Supply Strategy to be presented in Q1, 2024.

Background

In February of 2022, the Province released the Ontario Housing Affordability Task Force Report, which identified the need to create 1.5M new homes in Ontario by 2031. In October of 2022, the Province assigned housing targets to the 29 fastest growing municipalities in Ontario to achieve the 1.5M new homes, which did not include Greater Sudbury at that time. In June of 2023 the Province requested that the City develop a Municipal Housing Pledge by December 15th, 2023 to demonstrate Greater Sudbury's commitment to achieving the Provincial housing goal by 2031. On August 21st of 2023 the Province extended housing targets to 21 additional municipalities including Greater Sudbury. The Province has now established Greater Sudbury's housing target at 3,800 new homes by 2031.

On August 21, 2023, the Ontario government also announced the launching of the Building Faster Fund. The fund is a new three-year, \$1.2 billion program that provides funding based on achievement of Provincially assigned housing targets.

Municipalities are advised that performance will be evaluated by comparing the number of housing starts and additional residential units created in a given calendar year against the annual target. Municipalities achieving 80 per cent or more of their annual target will be able to access a portion of their allocation. Those that exceed their target will be eligible to receive additional funding.

Historic, Current and Projected Housing Creation in Greater Sudbury

The City regularly [tracks and reports](#) on the number of building permits issued to create new residential units in the City. During the previous 10-year period from 2012 to 2022 the City issued permits to create 4,076 new homes in Greater Sudbury for an average of just over 400 per year.

Since 2020 the City has seen an increase in new home creation with an average of 450 permits for new residential units issued per year over the last 3 years. From January 1st, 2022 to the end of Q3 2023, the City issued permits for 774 new residential units, or 20% of the 2031 target.

In July of this year the City released its updated Population, Household and Employment Projections to 2051. This report projected that the City would grow by 4,180 new households between 2021 and 2031 under the reference scenario, which would exceed the Provincial target.

Resources Cited

1. "Request for the Development of a Housing Supply Strategy", Motion presented at the February 7, 2023, Council meeting <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=45cb9903-efa8-4dbc-8754-c95b1dd1773c&Agenda=Agenda&lang=English&Item=50&Tab=attachments>
2. Housing Supply Strategy – Over To You Website, <https://overtoyou.greatersudbury.ca/housing-supply-strategy>
3. Population Projections Report, presented at the July 10, 2023, Finance and Administration Committee meeting, <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=50009>
4. "Ontario's Need for 1.5 Million More Homes", Smart Prosperity Institute, 2022,

<https://institute.smartprosperity.ca/1.5MillionMoreHomes>

5. "CMHC Housing Accelerator Fund", report presented at the August 15, 2023 Council Meeting, <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=7560e0ec-ac6f-4e90-8d13-07fc3f5d8662&Agenda=Agenda&lang=English&Item=43&Tab=attachments>
6. "Greater Sudbury Housing Target, Building Faster Fund and Strong Mayor Powers", report presented at the October 10, 2023 Council Meeting, <https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=efe04389-f4e9-4466-84a1-a25d3f6fda2f&Agenda=Agenda&lang=English&Item=39&Tab=attachments>