

**Attachment B – Housing Accelerator Fund Projects**

**Current Housing Accelerator Fund Projects Quarter 1, 2024 Update**

**CITY-WIDE**

<b>Affordable Housing Construction Offset on City-owned Lands</b>	
<b>Description:</b> This initiative involves looking for new opportunities to provide lands for below-market rental and ownership housing and working directly with affordable housing providers to access the lands and collaborate on the delivery of affordable or supportive housing projects.	
Current Status: <b>IN PROGRESS</b>	Staff are reviewing the City’s land inventory to determine viable opportunities for this initiative.
Next Steps:	Staff plan to bring a report to Council on potential options in Q2 2024.
Project Lead: Rosa Bustamante – Director of Planning and Housing Policy	Target Completion: 2026

<b>Affordable Rental &amp; Co-op Housing Incentive Pilot Program</b>	
<b>Description:</b> With the support of Kitchener’s Housing Accelerator Fund, this project aims to establish a financial incentives pilot program to assist with the predevelopment costs of building new not-for-profit affordable rental and co-op housing units.	
Current Status: <b>IN PROGRESS</b>	Staff are consulting with affordable and co-operative housing providers and other stakeholders, staff and agencies to develop the program framework.
Next Steps:	A staff report will be presented to Council in April 2024 for a decision. Once the program has been established, staff will prepare for a call for submissions to evaluate applications and award grant funding to projects that meet the program criteria subject to the funding allocation.
Project Lead: Tanya Roberts – Project Manager (Planning)	Target Completion: Q2 2024 Council approval and launch of the pilot program Q3 2026 Conclusion of the pilot program

<b>Enabling 4 Units</b>	
<b>Description:</b> In response to Council’s motion at the October 16, 2023 Council meeting, staff are undertaking a review of zoning bylaw amendments that would enable up to four units on a lot which currently permit a single detached, semi-detached or street fronting townhouse dwelling for a Council decision in Q1 2024.	
Current Status: <b>REPORT FOR DECISION</b>	Staff have conducted research, community engagement and staff and agency consultation to prepare draft Official Plan and zoning bylaw amendments as presented in staff report DSD-2024-066 for Planning and Strategic Initiatives Committee on March 25, 2024.
Next Steps:	With the support of the Housing Accelerator Fund, a staff working team will support implementation by streamlining processes and creating simplified resources to support uptake of additional units.
Project Lead: Katie Anderl – Project Manager (Planning)	Target Completion: Q3 2024 (including post-decision implementation)

<b>Strategic Land Acquisition and Supporting Infrastructure</b>	
<b>Description:</b> This initiative will involve acquiring lands for the purposes of affordable housing development with a focus on lands within the major transit station areas and working with affordable housing providers to collaborate on the delivery of affordable housing and necessary related community infrastructure.	
Current Status: <b>IN PROGRESS</b>	Staff are reviewing potential opportunity sites that would be satisfy the criteria for affordable housing projects.
Next Steps:	Staff will bring a report to Council on potential land acquisition opportunities in Q2 2024.
Project Lead: Rosa Bustamante – Director of Planning and Housing Policy	Target Completion: Q4 2024

<b>Climate Adaptation Plan</b>	
<b>Description:</b> This initiative includes the development of a climate adaptation plan that will be used in the short term to inform land use policy updates for the next Official Plan.	
Current Status: <b>NOT STARTED</b>	The project team will be established in mid-2024 and they will prepare a project charter, key deliverables and milestones.
Next Steps:	The project team will work closely throughout 2024 to advance work on this initiative.
Project Lead: Janine Oosterveld – Manager, Customer Experience and Project Management	Target Completion: Q2 2026

<b>Housing Needs Assessment</b>	
<b>Description:</b> This initiative includes the preparation of a Housing Needs Assessment for the City of Kitchener which will be used to inform housing-related initiatives and land use policy updates for the next Official Plan.	
Current Status: <b>NOT STARTED</b>	The project team will be established in mid-2024 and they will prepare a project charter, key deliverables and milestones.
Next Steps:	The project team will work closely throughout 2024 to advance work on this initiative.
Project Lead: Lucas Van Meer-Mass – Senior Planner (Housing)	Target Completion: Q4 2025

**WARD 1** – There are no Ward 1 specific projects at this time.

**WARD 2** – There are no Ward 2 specific projects at this time.

**WARD 3**

<b>Growing Together (Major Transit Station Area) Planning Framework Review</b>	
<b>Description:</b> Comprehensive review and update of land use, zoning, and urban design guidelines for the Block Line, Fairway, and Sportsworld Major Transit Station Areas.	
Current Status: <b>TO COMMENCE Q2 2024</b>	N/A
Next Steps:	To commence work on project planning once Growing Together for the 7 MTSA's west of the Conestoga Expressway is complete.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: 2025

**WARD 4** – There are no Ward 1 specific projects at this time.

**WARD 5** – There are no Ward 2 specific projects at this time.

**WARD 6** – There are no Ward 1 specific projects at this time.

**WARD 7** – There are no Ward 2 specific projects at this time.

**WARD 8** – There are no Ward 1 specific projects at this time.

**WARDS 9 & 10**

<b>Growing Together (Protected Major Transit Station Area) Planning Framework Review</b>	
<b>Description:</b> Comprehensive review and update of land use, zoning, and urban design guidelines for the 7 Major Transit Station Areas west of the Conestoga Expressway.	
Current Status: <b>IN PROGRESS</b>	A report was considered by Committee of Council at a statutory public meeting on January 29, 2024 where staff recommended a new planning framework for these 7 protected major transit station areas. This matter was deferred to the March 18 Council meeting with a direction to staff to have further dialogue with those that delegated at the statutory public meeting. Throughout February and early March meetings were held with landowners and their consultants as well as the community to better understand concerns and share information. A supplemental report will be considered by Council on March 18 <sup>th</sup> .
Next Steps:	Staff are currently preparing the supplemental report.
Project Lead: Adam Clark – Senior Urban Designer (Architecture & Urban Form)	Target Completion: Q1 2024

<b>Inclusionary Zoning</b>	
<b>Description:</b> Inclusionary Zoning can be used to require new, multi-unit housing developments to include affordable units. The Region, Kitchener, Waterloo, and Cambridge are coordinating their approach to implementing inclusionary zoning within MTSA's. A portion of this work is being funded through the Provincial Streamline Development Approvals Funding. This work is being coordinated with Growing Together.	
Current Status: <b>IN PROGRESS</b>	A report was considered by Committee of Council at a statutory public meeting on January 29, 2024 where staff recommended an inclusionary zoning framework for Kitchener's protected major transit station areas. This matter was deferred to the March 18 Council meeting with a direction to staff to have further dialogue with those that delegated at the statutory public meeting. Throughout February and early March meetings were held with those that delegated which were members of the Waterloo Region Homebuilders Association and members of Build Urban. A supplemental report will be considered by Council on March 18 <sup>th</sup> .
Next Steps:	Staff are currently preparing the supplemental report.
Project Lead: Tim Donegani – Senior Planner	Target Completion: Q1 2024