

# Staff Report



Development Services Department

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**REPORT TO:** Planning and Strategic Initiatives Committee

**DATE OF MEETING:** March 17, 2025

**SUBMITTED BY:** Rosa Bustamante, Director, Planning and Housing Policy/City Planner, 519-783-8929

**PREPARED BY:** Lucas Van Meer-Mass, Senior Planner (Housing), 519-783-8949

**WARD(S) INVOLVED:** All Wards

**DATE OF REPORT:** March 7, 2025

**REPORT NO.:** DSD-2025-103

**SUBJECT:** Housing for All Update

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## RECOMMENDATION:

For Information.

## REPORT HIGHLIGHTS:

- The purpose of this report is to provide an update on the status of *Housing for All* (2020) actions and highlight the ways that Kitchener has established itself as Ontario's leader in innovative and advanced housing policy and planning.
- All 44 *Housing for All* actions have been completed or substantially progressed.
- Staff continue to work on implementing the *Housing for All* action items, alongside Housing Accelerator Fund initiatives, and preparing a new Official Plan, which will focus on, among other things, housing supply, choice, and affordability.
- This report supports building a Connected City Together: Focuses on neighbourhoods; housing and ensuring secure, affordable homes; getting around easily, sustainably and safely to the places and spaces that matter.

## BACKGROUND:

In 2020, very few area municipalities in Ontario had housing strategies. Kitchener was forward-thinking in its ambition to establish an housing strategy and set out a list of priorities and action items to create meaningful change in areas related to housing. As an area municipality, Kitchener has found creative ways to support and contribute to the provision of housing and it has seized as many opportunities as possible to provide solutions to the housing affordability crisis. Kitchener intentionally prioritized housing with its first housing strategy, *Housing for All (HFA)* which was approved by Council in 2020. *HFA* is Kitchener's comprehensive strategy to realize the right to housing and help make housing affordable using the tools and resources available to a local municipality. It is also Kitchener's commitment to addressing matters related to housing

supply, affordability, and inequity. *HFA* contains seven key priority areas and 44 actions, all of which have either been accomplished or significantly advanced in the intervening years (See Attachment A for the status of all 44 actions).

Through *HFA*, City staff have supported the development of numerous supportive housing projects, launched an innovative collaboration with people who have the lived experience of homelessness through the Lived Expertise Working Group, and completed significant policy and by-law amendments that support existing and new affordable housing, including development fee waivers for affordable housing, a Rental Replacement By-Law, and as-of-right permissions for lodging homes across the city.

Alongside *HFA*, the City has undertaken a complementary series of initiatives targeted at private market housing development. Achieved in part under the CMHC’s Housing Accelerator Fund program, these include the six-time award-winning planning framework for Kitchener’s Major Transit Station Areas (Growing Together); an Inclusionary Zoning framework; and city-wide permissions for 4 units as of right.

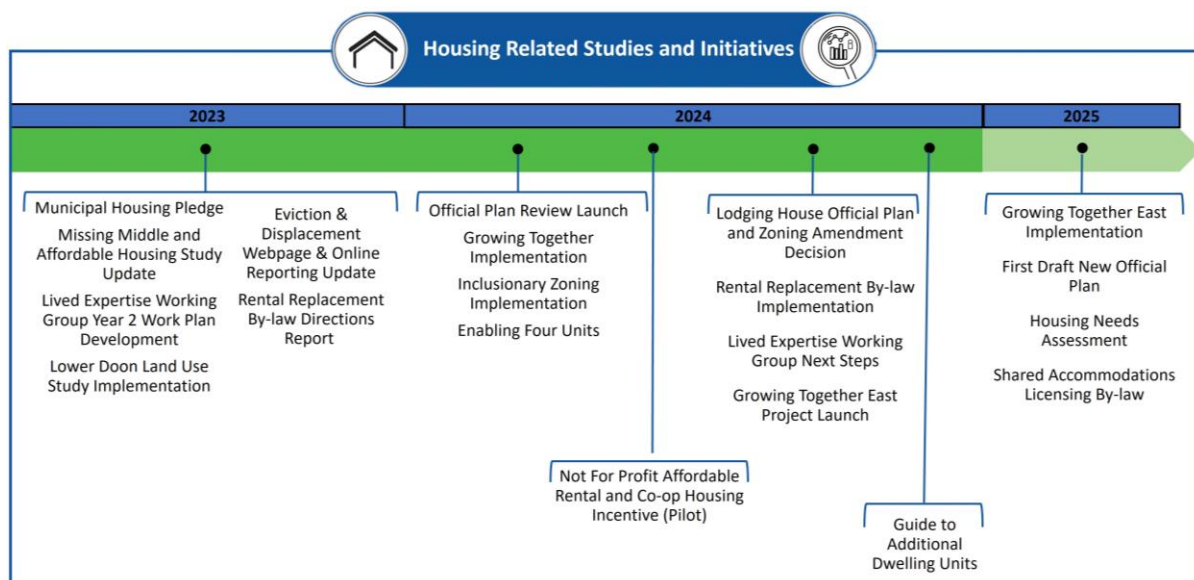


Figure 1 City of Kitchener's Housing-Related Initiatives

These efforts have been bolstered by Provincial policies and incentives aimed at increasing housing supply, such as the Building Faster Fund and [the Municipal Housing Pledge](#). Federal programs like the Rapid Housing Initiative and the Housing Accelerator Fund have further supported these efforts by prioritizing the growth of affordable and supportive housing.

**REPORT:**

Since the approval of *HFA* in December 2020, Kitchener has redefined what is possible for area municipalities in housing policy. With Council’s leadership and staff’s determined commitment, all 44 of the actions in *HFA* have been advanced. This report

summarizes what has been achieved under *HFA* and related housing work and recognizes the City's accomplishments, setting the stage for the next phase of the City's work.

### **Building a Strong Housing Policy Framework**

- Crafted an effective balance between the promotion of high-quality development (through initiatives such as Growing Together), efficient approvals processes, and measures designed to protect and promote affordability (such as the Rental Replacement By-Law and Inclusionary Zoning).
- Established a transformative, bold and balanced planning framework for transit-oriented development through Growing Together in Kitchener's major transit station areas (MTSAs).
- Implemented city-wide permissions for four residential units as of right, significantly expanding housing options.
- Developed an Inclusionary Zoning framework that will require affordable homes within Kitchener's protected major transit station areas.
- Enacted a Rental Replacement By-law to protect tenants and preserve affordable housing stock.
- Established as-of-right permissions for lodging homes across the city where other residential uses are allowed.

### **Advancing Equity and Lived Expertise**

- Established and extended the Lived Expertise Working Group (LEWG) pilot, ensuring that individuals with first-hand experience of housing precarity and homelessness have an opportunity to share their insights into housing policy development and decision-making.
- Developed an online resource of information for tenants that is hosted on the City's website and an online eviction survey in collaboration with LEWG to collect data and inform housing policy.
- The LEWG informed the development and implementation of Kitchener's Rental Replacement By-law.
- Members of the LEWG shared stories about their experiences through a photo exhibition, storytelling theater, and a LEWG video that highlighted the importance of lived expertise in housing decisions.

### **Expanding Affordable and Supportive Housing**

- Facilitated the creation of over 184 supportive homes in Kitchener with an additional 84 in development.
- Partnered with non-profits and developers to maximize the use of City-owned land for affordable housing, including three upcoming projects.
- Supported projects such as YWKW Block Line (41 supportive housing units and 10 affordable housing units), Indwell St. Mark's redevelopment, and Habitat for Humanity initiatives.

## Enhancing Development Approvals and Incentives

- Created an affordable housing concierge service to streamline approvals for non-profit and affordable housing developments.
- Waived development fees for non-profits and introduced a Not-for-profit affordable rental and co-op housing incentive grant that will distribute \$5.2 million in seed funding grants for non-market housing development.

## The Housing Accelerator Fund and Kitchener 2051

In 2024, Kitchener further intensified its efforts to advance housing-related initiatives and ensure that Kitchener continues to be a leader in addressing housing challenges for all residents. City staff have leveraged the funding opportunities resulting from the Housing Accelerator Fund program, which is set to distribute an estimated \$2.9 million in 2025 and \$42.4 million over the course of the program's 4-year lifespan.

Highlights of Kitchener's Housing Accelerator Fund program include:

- Enabling city-wide permissions for four residential units as of right with a how-to guide and public campaign to support the uptake and adoption of additional units.
- Leveraging funding to acquire strategic parcels of land to land bank for future affordable housing opportunities.
- Partnerships with Kitchener Housing Inc. and Habitat for Humanity Waterloo Region to develop approximately 105 units of affordable housing on City-owned land.
- The launch of the Not-for-profit Affordable Rental and Co-op Housing Incentive, which is set to distribute \$5.2 million over the course of the program's lifespan.
- The successful passage of the Growing Together West planning framework and Inclusionary Zoning framework and considerable progress on Growing Together East.

City Staff are also advancing work on a *Housing Needs Assessment (HNA)* in support of the development of the Kitchener 2051 Official Plan. Early findings of the *HNA* confirm that, despite the City's many successes, persistent and emerging challenges related to housing equity remain in Kitchener. The early findings highlight that access to housing in Kitchener is shaped not only by supply constraints but also by systemic inequities, affordability gaps, and barriers faced by priority populations for housing need—including seniors, racialized communities, Indigenous peoples, persons with disabilities, and low-income renters. The assessment further emphasizes that housing affordability must be considered in the broader context of community well-being, infrastructure planning, and economic resilience.

## Housing for All 2.0

To ensure that the new Official Plan being developed through Kitchener 2051 is informed by the current state of the housing landscape (e.g., housing policy at other orders of government), and given that 2025 marks 5 years since the approval of

Kitchener's first housing strategy, staff are proposing to commence work on Housing for All 2.0 which will build on the successes of *HFA*. It will be a focused update to complement and integrate with existing work occurring through the Kitchener 2051 including the Housing Needs Assessment.

Housing for All 2.0 is intended to provide a better understanding of available policy tools within the Ontario legal framework, build and strengthen relationships with community collaborators, and identify any additional opportunities to support the construction of affordable housing led by non-profits and community groups. Over the next year, staff will conduct a detailed assessment of the local housing landscape (including housing providers and available funding streams). This work will, where appropriate, inform recommendations for Kitchener's new Official Plan and ensure that the City's housing policies remain effective, forward-thinking, and responsive to community needs

### **STRATEGIC PLAN ALIGNMENT:**

This report supports **Building a Connected City Together: Focuses on neighbourhoods; housing and ensuring secure, affordable homes; getting around easily, sustainably and safely to the places and spaces that matter.**

### **FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

### **COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting. Additionally, the *HFA* actions status was shared with Kitchener's Lived Expertise Working Group in March.

### **PREVIOUS REPORTS/AUTHORITIES:**

[COR-2022-104 - Housing for All Program Update – 2022 Year in Review](#)  
[DSD-2024-277 -Housing for All Strategy Lived Expertise Working Group Next Steps](#)  
[DSD-20-214 – Housing for All – City of Kitchener Housing Strategy](#)  
[DSD-20-108 – Draft Housing Strategy](#)  
[DSD-20-034 – Council Strategy Session – Affordable Housing Issues and Options](#)  
[DSD-20-006 – Affordable Housing Strategy Phase 2: Housing Needs Assessment](#)  
[DSD-19-135 – Affordable Housing Strategy – Work Program Overview](#)

**REVIEWED BY:** Natalie Goss, Manager, Policy & Research

**APPROVED BY:** Justin Readman, General Manager, Development Services

**ATTACHMENTS:**

Attachment A – *Housing for All* Actions Status

## Attachment A – Housing for All Actions Status

	Action	Status	Description
<b>Priority 1: Human Rights Based approach to housing</b>			
1	Address Nimbyism	Substantially complete/ ONGOING	Over the past several years, City staff have been working with community members on several community working groups related to the DTK Vision, and Kitchener 2051 (Official Plan update) to collaborate and co-write visions and policies to guide future direction of the city as it grows. In addition to the community working groups, staff have been conducting outreach to equity denied groups through land use planning initiatives including Kitchener 2051 and Growing Together. A series of information tools (videos, planning 101) were completed, promoted on social media and made available online.
2	Develop and promote fact-based research	Substantially complete/ ONGOING	Since 2022 the City's Lived Expertise Working Group (LEWG) has been working collaboratively with staff on developing and sourcing fact-based research. The LEWG was instrumental in co-developing an online eviction survey that is currently housed on the City's website which provides the City with more information regarding evictions in the city.
3	Ensure that the right to housing informs and is responsive to climate change	ONGOING	Through the Kitchener 2051 Climate and Energy Study, greenhouse gas mitigation modelling will be undertaken to assess growth scenarios that allocate growth and development across the City, including projected housing growth, out to the year 2051 in keeping with the City's population and employment forecasts. The modelling work will quantify the impacts of each distinct growth scenario against key climate performance indicators, including greenhouse gas emissions, energy consumption by fuel type, energy expenditures, air pollution, and the social cost of carbon.
4	Provide sufficient resources to realize the right to housing	ACHIEVED	A permanent Senior Planner for Housing has been hired. The Planning and Housing Policy's Project Management section also supports affordable housing projects through the delivery of the City's affordable housing incentives for not-for-profit developers including a fee waiver program for rental projects and grant funding for rental and co-op housing to offset up-front costs that advance projects to building permit. Additionally, this section provides concierge service to navigate projects through development approvals to mitigate delays and support project timelines.
5	Collaborate with the Shift on a 2-year pilot project to localize implementation of housing as a human right	ACHIEVED	The Shift worked in collaboration with the City of Kitchener throughout 2021 on a framework for establishing housing as a human right.

<b>Priority 2: Commitment to Lived Experience Collaboration</b>			
6	Recognize and treat those in need of housing or related social benefits as experts in what is required and able to positively inform the outcome of decision-making processes	ACHIEVED	<p>Established in 2022 as a two-year pilot through collaboration with the Social Development Centre, the City established the Lived Expertise Working Group (LEWG) to ensure that housing policies and decisions are directly informed by those with lived experience. Recognizing its value in shaping more inclusive and responsive housing solutions Council extended the pilot for an additional two years in June 2024.</p>
7	Ensure knowledge of rights and provide access to relevant information and sufficient time to consult	ACHIEVED	
8	Ensure meaningful participation in the design, implementation and monitoring of housing policies & decisions	ACHIEVED	
9	Work with community organizations, like the Social Development Centre to proactively identify and eliminate socio-economic barriers to participation	ACHIEVED	
10	Create and implement a two-year pilot project for staff to work with and learn from a Lived-Experience Working Group on addressing housing issues in the city, to gain advice on strategy implementation and monitor progress	ACHIEVED	
<b>Priority 3: Help End Homelessness</b>			
11	<p>Set Targets: Facilitate the creation of 450 units of new supportive housing. This includes approximately:</p> <ul style="list-style-type: none"> <li>• 60 housing units for youth</li> <li>• 70 housing units for women</li> <li>• 170 housing units for men</li> </ul>	TARGET ACHIEVED/ONGOING	<p>The Region's Building Better Futures dashboard indicates that there have been 452 new supportive homes added and occupied across the Region. Additionally, there are 142 new supportive homes under development. In Kitchener, there have been 188 supportive homes completed with an additional 84 in progress.</p>



	<ul style="list-style-type: none"> <li>• 50 housing units for people with acute concurrent mental health and addiction challenges</li> <li>• 100 units for people with cognitive challenges</li> </ul>		
12	Provide leadership in providing 2 city sites to match 2 regional sites in Kitchener for supportive housing	ACHIEVED	The YWKW supportive housing project at Block Line on city-owned land includes 41 units of supportive housing that are currently occupied. A Request for Proposals for a City-owned property on Wellington Street has been issued for supportive/affordable housing.
13	Advocate for the Region and local municipalities to provide sites for diverse types of supportive housing across the region and for appropriate supports from Ontario Health Teams	ONGOING	The City continues to work with the Region and local municipalities on housing initiatives and coordination.
14	Advocate for ShelterCare to gain a permanent home	ACHIEVED	ShelterCare has found a new home in the City of Waterloo and has successfully received \$8.5M from the Provincial Government.
15	Work with the Region and operators to facilitate development of: <ul style="list-style-type: none"> <li>• OneROOF supportive housing for youth</li> <li>• YWCA supportive housing for women</li> <li>• A transition plan for A Better Tent City to move to an alternate location and provide innovative supportive housing that meets</li> </ul>	ACHIEVED	All projects listed here have been completed with varying levels of support from the City.

	<p>resident's need</p> <ul style="list-style-type: none"> <li>• Indwell redevelopment of St. Marks Church for supportive housing</li> <li>• Housing for people in encampments, in shelters and leaving homelessness</li> </ul>		
16	Advocate for the Region to address encampments incorporating a human rights-based approach	ONGOING	This will be an iterative process with no definitive end. City staff have been part of a pan-Regional working group focused on updating encampment protocols. Additionally, City staff are part of The Region's Plan to End Chronic homelessness Co-Creator's group.
17	Support the Region and Service Providers to improve and enhance the quality of people centered information and Coordinated Access System to gain further insight into the diverse types of supportive housing needed	ONGOING	Through engagement with the Regional Plan to End Chronic Homelessness, continued work with LEWG, and the forthcoming Housing Needs Assessment, the City has remained engaged in understanding the different types of supportive housing required by local residents.
<b>Priority 4: Help secure community, affordable rental and affordable ownership housing</b>			
18	Facilitate development of Kitchener's share of options for households on the community housing waiting list	ONGOING	Through the support of non-profit affordable housing development and a planning framework that allows for the development of all forms of housing, the City has supported the creation of a wide range of housing options. Through the Housing Needs Assessment and resulting Official Plan, the City will continue to emphasize housing options across the housing spectrum.
19	Identify city lands suitable for others to develop for affordable housing and seek to incorporate community housing, below market rental and below market ownership units	ACHIEVED	Beginning with the YWKW Block Line development, the City has continued to engage with non-profits to develop and support affordable housing on City-owned lands, most recently with three forthcoming projects on City lands. Staff have reviewed city owned lands that are suitable for housing.
20	Pilot 2 city sites involving community housing in proximity to transit/major transit station areas	ACHIEVED	The City has supported the development of affordable housing on City-owned property through the donation of property to Habitat for Humanity KW Region (River/Ottawa) and the YWCA Block Line development.

21	Help connect Kitchener's experienced non-profit housing sector with developers, through partnerships and creative solutions, to make the needed substantive and long-lasting changes to help make housing more affordable	ACHIEVED / ONGOING	The City continues to dialogue with the non-profit housing sector and private developers on collaboration opportunities.
<b>Priority 5: Advocacy</b>			
22	Jointly develop a Region/City Charter to ensure collaboration and opportunities to identify and address housing challenges in Kitchener	ONGOING	City staff are part of The Region's Plan to End Chronic homelessness Co-Creator's group which provides an ongoing opportunity for continued collaboration.
23	Request the Region of Waterloo, in collaboration with local municipalities, non-profit housing, support, and philanthropic organizations and the private sectors, to develop a funding strategy to end homelessness through a reimagined shelter, supportive and community housing plan.	ONGOING	The City was a recipient of the Housing Accelerator Fund program through CMHC which contains multiple projects related to affordable housing. City Staff are also currently working with the Region on the implementation and monitoring of the Plan to End Chronic Homelessness.
24	Jointly advocate for Provincial and Federal funding for housing for community building, sustainability and economic recovery, including: <ul style="list-style-type: none"> <li>• House of Friendship seeking 2 sites and funding for the ShelterCare integrated health and transitional housing concept (80 units) and for supportive housing project (60 units)</li> </ul>	ACHIEVED / ONGOING	The City has supported the following: <ul style="list-style-type: none"> <li>• House of Friendship has received funding and a permanent location in the City of Waterloo for ShelterCare. Staff continue to work with the House of Friendship on other transitional and supportive housing projects.</li> <li>• the YWKW in the Block Line project is complete and occupied</li> <li>• the Working Centre in the Water Street development is in progress</li> <li>• The City continues to explore opportunities for Kitchener Housing Inc. to create new community housing</li> <li>• OneROOF has developed supportive housing units on their Sheldon site</li> <li>• A Better Tent City was successfully relocated</li> <li>• Habitat for Humanity Waterloo Region has secured a city property for affordable housing development.</li> </ul>

<ul style="list-style-type: none"> <li>• YWCA-KW seeking a site and funding for approximately 50 one-bedroom units of affordable supportive housing for women</li> <li>• The Working Centre to acquire and renovate a second site (Water Street 2.0) and add 40 units of housing to their portfolio</li> <li>• Kitchener Housing Inc (KHI) seeking a site and working in partnership with a developer to create new community housing and to purchase buildings to preserve affordable housing</li> <li>• OneROOF has a Roof's proposal to develop approximately 58 units of supportive housing for youth who are homeless on their site</li> <li>• A Better Tent City moving e to an alternate location with innovative supportive housing that meets resident's needs</li> <li>• Waterloo Region Habitat for Humanity seeking sites for affordable home ownership</li> </ul>		<ul style="list-style-type: none"> <li>• The Indwell St. Mark's redevelopment is occupied. Additionally, the city continues to work with Indwell on more projects</li> <li>• The City assisted Menno homes in securing funding for a development on Lancaster Street</li> <li>• KW Habilitation was one of the first recipients of Kitchener's Not-for-profit affordable rental and co-op housing incentive pilot. Through this grant program, KW Habilitation is proceeding with a new development.</li> <li>• Reception House was also successful in its construction of a new Refugee Services Hub.</li> <li>• Thresholds Homes and Supports has completed 2 supportive housing projects and are currently working on a 3rd.</li> <li>• KW Urban Wigwam project was successful in developing an affordable housing site. Other aspects of this proposal remain ongoing.</li> <li>• The City is assessing the use of institutional sites for residential uses through its ongoing work on Kitchener 2051.</li> </ul>
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	<ul style="list-style-type: none"><li>• Indwell St Mark's Redevelopment and 2-3 more sites in Kitchener for approximately 120 to 180 supportive housing units</li><li>• Menno Homes seeking funding to complete project under development</li><li>• Habilitation seeking funding for a supportive housing project</li><li>• Reception House Waterloo Region seeking a site and funding for the development of a Refugee Services Hub.</li><li>• Thresholds Homes and Supports is seeking to develop 2 supportive housing sites</li><li>• KW Urban Native Wigwam is seeking to develop a site for unites of affordable housing</li><li>• John Howard Society Waterloo-Wellington seeking funding for a full-time staff to help develop a housing strategy/model</li><li>• Church and Religious Institutions within the City have expressed interest in redeveloping their surplus lands to accommodate</li></ul>		
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	<p>affordable housing and need capital funds and development expertise</p> <ul style="list-style-type: none"> <li>• Private Sector Affordable Housing developers have expressed interest in developing more affordable housing units, but face barriers around acquiring sites and capital funds.</li> </ul>		
25	<p>Request the Region to revise its Housing and Homelessness Plan to further incorporate local municipal input based on local needs identified through the City's Needs Assessment and continue to develop future plans in collaboration with local municipalities, non-profit housing and service providers, philanthropic organizations and the private sector.</p>	<p>ACHIEVED / ONGOING</p>	<p>The City continues to support the Region's Plan to End Chronic Homelessness and actively collaborate with multiple non-profit organizations in support of affordable housing. Additionally, the City is currently updating its Housing Needs Assessment.</p>
26	<p>Request (through AMO) that the Government of Ontario develop and adopt a provincial housing strategy including measurable targets and sufficient funds for ending homelessness and ensuring access of all Ontarians, including those of limited income, to housing of an adequate standard without discrimination. It should also take into consideration the needs of Indigenous people, LGBTQ</p>	<p>ACHIEVED / ONGOING</p>	<p>Since 2020, Council has passed the following advocacy motions:</p> <ul style="list-style-type: none"> <li>• On October 5, 2020, Council requested that the Province reinstate the Planning Act provisions enabling a municipality to apply Inclusionary Zoning provisions within its entire jurisdiction, or at minimum, enable Inclusionary Zoning along Major Transit bus routes throughout the City, rather than only in Major Transit Station Areas (MTSAs). In March 2024, Council approved an inclusionary zoning framework for Kitchener within its MTSAs as is currently permitted under Provincial law.</li> <li>• On October 18, 2021, Council passed a resolution to take additional and meaningful steps to address the ever-increasing problem of "Renovictions" and that the motion be sent to the Association of Municipalities of Ontario, the Premier of Ontario, the Ministry of Municipal Affairs and housing, the Region of Waterloo and</li> </ul>

	<p>people, people with disabilities including mental illness, women experiencing domestic violence, lone parents, immigrants and newcomers and other people living in poverty or with low incomes.</p>		<p>other Municipalities in Ontario for their consideration and possible endorsement.</p> <ul style="list-style-type: none"> <li>• On September 25, 2023, Council called on the Provincial Government to double current social assistance rates for ODSP and OW recipients to reflect the cost of living and to tie these new rates to inflation so that people can afford to live a dignified life in the Province of Ontario.</li> <li>• On September 25, 2023, Council called on the Provincial Government to support Feed Canada's recommendation to stop the clawbacks meaning OW and ODSP will allow recipients their first \$1000 earned without penalty and to exempt benefits such as CPP, WSIB, EI and the upcoming CDB from clawbacks as well.</li> <li>• On January 30, 2023, Council directed staff to provide recommendations on how the City can support the transitioning of displaced residents including the review of rental replacement by-laws in Ontario. In June 2024 Council approved a Rental Replacement By-law for the City.</li> <li>• On October 16, 2023, Council directed staff to propose a zoning by-law amendment that would permit "as -of -right" permissions for up to four (4) residential units on a property wherever zoning permits single detached, semi-detached or street townhouse dwelling units on sufficient lot sizes and report back to Council in Q1 2024. In March 2024 Council approved Official Plan and Zoning By-law amendments to enable 4 residential units are across the City.</li> <li>• On August 26, 2024, Council resolved that the Province amend the Residential Tenancies Act on matters related to vacancy control and rent control and strengthening process requirements for evictions</li> </ul>
27	<p>Report to Council on the feasibility and implications of the following potential policies:</p> <ul style="list-style-type: none"> <li>• Inclusionary Housing Policy and implementing Zoning Bylaw (Underway)</li> <li>• Lodging House Policy and implementing Zoning Bylaw (Underway)</li> <li>• Parking Waiver Policy and implementing Zoning Bylaw for</li> </ul>	ACHIEVED	<ul style="list-style-type: none"> <li>• The City has passed Inclusionary Zoning policies and by-laws and in the process of determining their implementation date.</li> <li>• A Lodging House Review was completed, and zoning and Official Plan changes are now in place permitting lodging homes city-wide.</li> <li>• Parkland dedication no longer required for affordable housing development in accordance with Provincial legislation</li> <li>• The City passed a Rental Replacement By-Law providing compensation to displaced tenants and preserving the stock of affordable housing.</li> <li>• A new Community Improvement Plan focused on housing provision is Currently being explored.</li> </ul>

	<p>affordable housing developments (Underway)</p> <ul style="list-style-type: none"> <li>• Parkland Dedication Waiver Policy for affordable housing developments (Underway)</li> <li>• Tenant Assistance Policy and implementing Bylaw to mitigate impacts from redevelopment of rental apartments on current tenants, including consideration of developers providing advanced notice and assistance to residents including relocation plans</li> <li>• Community Improvement Plan for affordable housing</li> </ul>		
28	Continue improving the development approvals process with input from the development industry and the community	ACHIEVED / ONGOING	The City has made tremendous strides in streamlining its development approvals process. This work is ongoing and iterative. Additionally, 2 project manager positions have been created whose mandate is to provide a concierge service for development applications that contain affordable housing.
29	Consider fast tracking non-profit and affordable housing developments through city processes	ACHIEVED	The City now provides a concierge service for non-profit and affordable housing development proposals that assists proponents through the development process.
30	Continue the fee waiver policy for non-profit organizations and consider expanding its application to affordable housing units provided in private sector development applications	ACHIEVED	The fee waiver remains in effect.



31	Consider establishment of an Affordable Housing Reserve Fund to support affordable housing initiatives	ACHIEVED	A reserve fund was established, funding projects such as the affordable housing grant program, which has provided \$2.6 million towards non-profit grants.
32	Develop a strategy for the use of city lands for affordable housing and play a leadership role in advancing innovative mixed housing communities, as a model for other Canadian communities to replicate.	ACHIEVED	A land acquisition and disposition strategy has been developed and is part of Kitchener's Housing Accelerator Fund initiatives.
33	Assess the feasibility of including affordable housing in the development of new or redeveloped City facilities, e.g. community centres.	ONGOING	The City continues to explore opportunities for incorporating affordable housing on city owned sites, including community centers.
34	Request the Region to prioritize collaborative determination and designation of Major Transit Station Areas in the Regional Official Plan	ACHIEVED	The boundaries of Kitchener's protected major transit station areas were delineated through the Region's Official Plan - Regional Official Plan amendment 6. These same boundaries were established in Kitchener's Official Plan through Growing Together including land uses for 7 of the PMTSAs.
35	Request the Region and School Boards to consider reviewing with the City the feasibility and implications of reducing the Regional and School Board shares of Development Charges for affordable housing development	ACHIEVED	Provincial legislation requires the collection of education development charges for all housing development. Further, due to changes in Provincial legislation, development charges are not collected by the Region for affordable housing developments.
36	Request Region to consider feasibility and implications of funding for growth related (future) affordable housing developments in creating development charge policies	ACHIEVED	Due to changes in Provincial legislation, development charges are not collected for affordable housing developments.
37	Provide regular updates to Council, the public and staff on housing needs assessments	ACHIEVED / ONGOING	A housing needs assessment is in progress through Kitchener 2051.

38	Provide regular public reports on the success and challenges in implementing <i>Housing for All</i>	ACHIEVED	A progress report on <i>Housing for All</i> was provided in March 2022. Additionally, quarterly reports are provided through the planning divisions on all planning initiatives, including <i>Housing for All</i> , development applications, affordable housing applications/initiatives, and the Housing Accelerator Fund initiatives.
39	<p>Undertake additional work to assess housing needs for:</p> <ul style="list-style-type: none"> <li>• Indigenous people</li> <li>• LBGTQ+ community</li> <li>• People earning the minimum wage</li> <li>• People who are homeless – especially for people with mental health and addiction challenges</li> <li>• People with disabilities with low to moderate incomes</li> <li>• Recent immigrants</li> <li>• Seniors, especially those in rental housing or requiring care. (The population aged 65 years and older increased by 35% from 2006 to 2016 and is expected to almost double (increase by 94%) by 2041.</li> <li>• Single parents</li> <li>• Students and youth</li> </ul>	ONGOING	The City has placed considerable emphasis on the development of a Housing Needs Assessment that examines housing need through the lens of different identities. This work has commenced as part of Kitchener 2051.
40	Track and monitor renovictions, where tenants are displaced from their homes	ACHIEVED	Rental Replacement By-law now provides the City with a legal mechanism to require tenant compensation where existing occupied residential rental units are demolished. Additionally, the City, in collaboration with the LEWG developed an online eviction survey where residents can self report their experiences with eviction.
41	Use City's Social Media Platforms to engage and inform the public on addressing housing issues in the city.	ACHIEVED	Kitchener continues to use its social media platforms and EngageKitchener platform to share information with and have conversations with the community about housing matters. Specifically, conversations about housing occurred through Growing Together and are occurring through Kitchener 2051.

42	Develop an annual work plan to implement <i>Housing for All</i> including timing and responsibilities, to be used to inform annual budgets	ACHIEVED	Staff provided regular updates to Council on the progress of <i>Housing for All</i> and continues to inform Council about progress on other housing related initiatives such as the Housing Accelerator Fund on a quarterly basis.
43	Recommend an annual operating amount to support housing initiatives	ACHIEVED	An operating budget has been established for the implementation of <i>Housing for All</i> and housing related initiatives. Additionally, a Senior Planner for Housing position was created to support housing initiatives.
44	Provide staffing to support implementation of the Affordable Housing Strategy	ACHIEVED	A full time permanent Senior Planner (Housing) position was created in 2024.