



## SOCIAL SERVICES COMMITTEE AGENDA

Wednesday, January 15, 2025

9:30 a.m.

Council Chambers, Brantford City Hall  
58 Dalhousie Street, Brantford

This meeting will be held in a hybrid format (virtual and in-person). To view the livestream of the meeting, please visit the [City of Brantford YouTube page](#). A request to delegate can be completed by visiting the City's webpage [Speaking at a Council Meeting](#).

To listen to the meeting over the phone, please call 1-647-374-4685 and enter the Meeting ID 925 9554 5635 or join via [Zoom Meetings](#).

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Pages

1. Roll Call

1.1 Election of the Chair and Vice Chair

2. Declarations of Conflicts of Interest

3. Separation of Items for Consideration and Consent Items for Discussion Purposes

4. Delegations/Presentations

4.1 Delegations

4.2 Presentations

5. Items for Consideration

6. Consent Items

6.1 Update Report on 1387 Colborne Street East (Plaza Motel) [Financial Impact: None], 2025-35

3

- A. THAT Report 2025-35, Update Report on 1387 Colborne Street East (Plaza Motel) BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

**6.2 Annual Update – CMHC National Housing Co-Investment Funding for Renovation, Repair and Renewal [Financial Impact: None], 2025-34** 11

- A. That Report 2025-34 Annual Update – CMHC National Housing Co-Investment Funding for Renovation, Repair and Renewal BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

**6.3 2024 Annual Update on Housing Development [Financial Impact: None], 2025-31** 18

- A. THAT Report 2025-31, 2024 Annual Update on Housing Development BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

**6.4 Minutes**

**6.4.1 Social Services Committee - September 4, 2024** 33

**7. Resolutions**

**8. Notices of Motion**

**9. Adjournment**



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**Date** January 15, 2025 **Report No.** 2025-35

**To** Chair and Members  
Social Services Committee

**From** Mary Musson, Senior Director  
Community Services and Social Development

### 1.0 Type of Report

Consent Item  [X]  
Item For Consideration  [ ]

### 2.0 Topic Update Report on 1387 Colborne Street East (Plaza Motel) [Financial Impact: None]

### 3.0 Recommendation

- A. THAT Report 2025-35, Update Report on 1387 Colborne Street East (Plaza Motel) BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

### 4.0 Executive Summary

The address of 1387 Colborne Street East, also known as the Plaza Motel, is a property in the County of Brant with a lengthy history of involvement with County of Brant Property Standards and Enforcement Services.

The current owner has owned the property since September of 2016 and the property has been the subject of several property standards orders and

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complaints. A review of the County of Brant's Enforcement database indicates forty-six (46) calls for service at the Plaza Motel since April 2017.

Since September of 2020, County of Brant Enforcement Services has responded to several property standards complaints at the Plaza Motel including, but not limited to: rat infestation; raw sewage leak; broken furnace; overflowing dumpster; disconnection of natural gas and electricity; water in the basement; derelict vehicles; and piles of trash and debris. City of Brantford Housing and Homelessness Services staff and contracted service delivery partners have attended at the motel on several occasions since 2020 with the same outcome of motel residents declining housing stability services.

On July 10, 2024, GrandBridge Energy disconnected the electrical supply to the motel for non-payment. The Electrical Safety Authority imposed a "do not reconnect" order as electrical work has reportedly been performed without the necessary permits.

Since July 2024, City of Brantford Housing and Homelessness Services staff, specifically the encampment outreach Community Initiative Coordinator (CIC), attended the Plaza Motel twice weekly over the course of months to assist impacted tenants in finding alternate housing. The precarious housing situation created at the Plaza Motel over a period of many years led to challenges in providing housing stability services including the reluctance of the impacted households to engage with services. The effort for rapport building to develop trust was lengthy taking approximately two months before most residents were willing to accept housing stability supports and services.

Staff were able to successfully engage with and find more suitable housing for five of the eight residents at the Plaza Motel.

## **5.0 Purpose and Overview**

The purpose of this report is to provide a summary of the outreach efforts to tenants residing at 1387 Colborne Street East, also known as the Plaza Motel.

## **6.0 Background**

The City of Brantford is the designated Service Manager for Housing and Homelessness in the City of Brantford and the County of Brant. Most housing stability services are contracted to be delivered by third party service providers while the City of Brantford as the Service Manager is responsible for system coordination and oversight. These contracted services include the Emergency

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Shelter Intake and Housing Resource Centre, currently contracted to SOAR Community Services, and emergency shelter spaces within the system which is currently contracted to four separate providers: Nova Vita, Inc., Rosewood House, Inc., The Salvation Army Brantford Booth, and SOAR Community Services.

The address of 1387 Colborne Street East, also known as the Plaza Motel, is a property in the County of Brant with a lengthy history of involvement with County of Brant Property Standards and Enforcement Services. The current owner has owned the property since September of 2016 and the property has been the subject of several property standards orders and complaints. A review of the County of Brant's Enforcement database indicates forty-six (46) calls for service at the Plaza Motel since April 2017.

In September of 2020, the power and natural gas supply to the Plaza Motel was disconnected for non-payment as well as concerns with the supply of natural gas within the building. A Property Standards Order was issued advising the owner to initiate repairs and to restore and maintain the utilities to all rental occupied units. The Property Standards Order was not appealed nor complied with, and County Enforcement Services subsequently executed the Order. The power and natural gas supply to the building was restored on or about November 2, 2020. The cost of the utilities was added to taxes as provided for under the Building Code Act.

In September 2020, City of Brantford housing outreach staff attempted to work with tenants to discuss alternative housing options. Services were declined.

Since September of 2020, County of Brant Enforcement Services has responded to several property standards complaints at the Plaza Motel including, but not limited to: rat infestation; raw sewage leak; broken furnace; overflowing dumpster; disconnection of natural gas and electricity; water in the basement; derelict vehicles; and piles of trash and debris.

City of Brantford Housing and Homelessness Services staff and contracted service delivery partners have attended at the motel on several occasions since 2020 with the same outcome of motel residents declining services.

## **7.0 Corporate Policy Context**

City of Brantford Council's 2023-2026 Strategic Theme 6 (b): invest in a long-term strategy and plan to manage the homelessness crisis, inclusive of the

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related issues of mental health and addiction issues and safety and security concerns.

[County of Brant Strategic Plan 2019 – 2023](#), Strategic Priority 5, Healthy, Safe, and Engaged Citizens

[Brantford-Brant Housing Stability Plan \(2014-2024\)](#)

## 8.0 Input From Other Sources

County of Brant – Enforcement Services

## 9.0 Analysis

### 9.1 Enforcement Services

The owner of 1387 Colborne Street East, operating as the Plaza Motel, has been embroiled in a long-standing landlord and tenant dispute since the fall of 2020.

On July 10, 2024, GrandBridge Energy disconnected the electrical supply to the motel for non-payment. The Electrical Safety Authority imposed a “do not reconnect” order as electrical work has reportedly been performed without the necessary permits.

As the cold weather season approached and the Electrical Safety Authority’s “do not reconnect order,” deteriorating living conditions, non-compliance with the Property Standards By-law, Fire Code, Building Code and on-going landlord and tenant dispute, the County intended to not perform any repairs and proceeded to encourage the relocation of residents for their own safety and security.

Since September of 2024, County of Brant staff from Enforcement Services had made multiple weekly visits to the site and spoken directly with the current tenants to inform them that the County would not be initiating repairs, that each tenant needed to make arrangements to vacate the site, and that water services will be shut off upon the arrival of colder weather to prevent pipes from bursting.

County of Brant Building, By-law, and Fire currently have matters before the courts.

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## 9.2 Housing Outreach Services

The City of Brantford Coordinated Access System provides a variety of housing stability services for residents of the City of Brantford and the County of Brant who are experiencing precarious housing situations and/or are at risk of becoming homeless. The service delivery of this community support is contracted out to SOAR Community Services and can be accessed by citizens via telephone and in-person through the [Housing Resource Centre \(HRC\)](#).

Information regarding services available at the HRC have been consistently provided to households residing at the Plaza Motel. Due to the lack of engagement by tenants with available supports, and the concerns for the wellbeing of tenants residing at the Plaza Motel, City of Brantford staff attended the Plaza Motel alongside County of Brant Bylaw staff.

Before July 2024, City of Brantford staff attended the Plaza Motel twice alongside County of Brant Bylaw staff due to concerns pertaining to one motel room having mold and water damage. Both times, the individual staying in this motel room declined services and did not engage with staff, citing a distrust for agencies and community services.

Since July 2024, City of Brantford staff, specifically the encampment outreach Community Initiative Coordinator (CIC), attended the Plaza Motel twice weekly over the course of months to assist impacted tenants in finding alternate housing. These visits were typically on Wednesdays and Fridays for approximately 2 hours each visit. Total staff time conducting this outreach was approximately 72 hours of direct staff time, and approximately 18 hours of indirect staff time case conferencing, problem solving and attending joint meetings with County Bylaw. Housing stability services that were offered to motel residents were:

- Access to emergency shelters;
- Quotes for long-term stays at other motels;
- Connection to services such as Community Paramedics, the Housing Resource Centre and Ontario Works;
- Obtaining identification with assistance through Grand River Community Health Centre (GRCHC);
- completing taxes through the Senior's Resource Centre; and
- transportation to these services.

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The Community Initiative Coordinator (CIC) also offered housing case management to residents who accepted stability services and provided system navigation for appropriate programs and services based on the household's needs, such as referrals to the Live Well Adult Program, Canada Ontario Housing Benefit (COHB), transitional housing, and affidavit assistance for individuals to become active on the Service Manager's Centralized Waitlist for community (rent geared to income) housing. The CIC also offered referrals to the food bank, YMCA Immigration Supports, and to GRCHC for medical and Indigenous Peer Support Workers support.

### **9.3 Outcomes**

Staff were able to successfully engage with and find more suitable housing for five of the eight residents at the Plaza Motel.

The five individuals who were open to working with staff signed Homeless Individuals and Families Information System (HIFIS) consents for Coordinated Access, allowing the CIC to discuss these cases during the weekly City of Brantford Encampment Network (COBEN) meetings. At this table, COBEN partners helped brainstorm ideas and problem solve across services and sectors allowing for the coordination of services and supports for the residents.

One individual transitioned to the Live Well Brantford-Brant Adult Program at 5 Marlene Avenue, a supportive housing program operated by the City; one individual who has significant medical needs was transitioned to the two-year transitional housing program at Lucy Marco Place in order to receive ongoing medical care by GRCHC while an assigned Housing Stability Worker (HSW) will continue to provide case management supports; and two households (one couple and one individual) are pending approval for the COHB.

Of the remaining three individuals (two households) who did not accept services, City of Brantford staff have been advised that one individual has moved back to Toronto to live with family. City of Brantford staff also tried to assist a couple and worked on providing connections to Community Paramedics, GRCHC Indigenous Peer Support Workers, and Brantford Native Housing.

### **9.4 Challenges**

The precarious housing situation created at the Plaza Motel over a period of many years led to specific challenges including the reluctance of the impacted households to engage with services in a timely fashion. Many households faced barriers in engaging with services including a lack of transportation. The tenants'



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reluctance to vacate the premises to appropriate alternative accommodations despite being advised that the building is no longer viable for human habitation was also a challenge for staff to navigate.

County of Brant Bylaw alerted the City of Brantford Housing and Homelessness Services Department in January 2024 about concerns at the Plaza Motel via a complaint from the Ontario Provincial Police (OPP) that residents were living in poor conditions and rooms without heat. City of Brantford Community Initiatives Coordinators (CIC) attended the site to offer support as many residents did not have means to communicate with or attend at the Housing Resource Centre.

When City of Brantford staff re-attended the Plaza Motel in July 2024, residents were in a heightened state and would video/audio record staff while at the Plaza Motel. Lack of trust for services and supports was a significant barrier resulting in staff being unable to connect with residents to offer housing support, however staff continued to attend the location twice weekly in an effort to build rapport and develop trust with the impacted households. City of Brantford staff also attended in conjunction with Community Paramedics who offered snacks, clothing, medical supplies, and wound care support to households.

The efforts for rapport building to develop trust was lengthy taking approximately two months before most residents were willing to accept housing supports and services. Once staff successfully assisted an individual in applying for Ontario Works social assistance, and successfully found supportive housing for an individual at 5 Marlene Avenue, additional Plaza Motel residents became receptive to receiving housing stability services.

## **10.0 Financial Implications**

There are no direct financial implications with this report.

## **11.0 Climate and Environmental Implications**

There are no direct climate or environmental implications with this report.

## **12.0 Conclusion**

The address of 1387 Colborne Street East, also known as the Plaza Motel, is a property in the County of Brant with a lengthy history of involvement with County of Brant Property Standards and Enforcement Services. The current owner has owned the property since September of 2016 and the property has been the subject of several property standards orders and complaints.

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The precarious housing situation created at the Plaza Motel over a period of many years led to specific challenges including the reluctance of the impacted households to engage with services in a timely fashion. The efforts for rapport building to develop trust was lengthy taking approximately two months before most residents were willing to accept housing supports and services. Staff were eventually able to successfully engage with and find more suitable housing for five of the eight residents at the Plaza Motel.



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Mary Musson, Senior Director  
Community Services and Social Development

Prepared By:

Katarina Knezovic  
Manager of Housing Stability

Attachments (if applicable): N/A

Copy to: N/A

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In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required  yes  no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk  yes  no

Is the necessary by-law or agreement being sent concurrently to Council?  yes  no



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**Date** January 15, 2025 **Report No.** 2025-34

**To** Chair and Members  
Social Services Committee

**From** Mary Musson, Senior Director  
Community Services and Social Development

### 1.0 Type of Report

Consent Item  [X]  
Item For Consideration  [ ]

### 2.0 Topic Annual Update – CMHC National Housing Co-Investment Funding for Renovation, Repair and Renewal [Financial Impact: None]

### 3.0 Recommendation

- A. That Report 2025-34 Annual Update – CMHC National Housing Co-Investment Funding for Renovation, Repair and Renewal BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

### 4.0 Executive Summary

In November 2017, the federal government released the National Housing Strategy (NHS), a 10-year plan that sets out a renewed federal-provincial partnership to work together to achieve targets and outcomes, increase access to housing, reduce housing need and achieve better housing solutions across

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the spectrum. The National Housing Co-Investment Fund (NHCF) provides capital for new affordable housing development and the renovation and repair of existing affordable and community housing.

The Canada Mortgage and Housing Corporation (CMHC) and the City of Brantford, as the Service Manager for Housing and Homelessness Services in the City of Brantford and the County of Brant, entered into an agreement for \$6,000,000 National Housing Co-Investment Fund (NHCF) contribution funding for the repair, renovation, and renewal of 600 units of municipally owned housing stock over a three-year period.

This report provides Social Services Committee the 2024 annual update on the utilization of the \$6M CMHC contribution funding received for the repair, renovation, and renewal of municipally owned housing stock. The CMHC NHCF has been utilized in twenty-six (26) completed projects and is currently allocated to an additional fourteen (14) ongoing projects. A further twenty-five (25) projects have been identified for NHCF contribution funding over the next two years, which includes fourteen (14) projects that were beyond the current 2025-2027 forecast, allowing more work to be completed earlier than originally anticipated.

A total of \$4,845,750 of the \$6,000,000 NHCF has been allocated to projects to-date.

## **5.0 Purpose and Overview**

The purpose of this report is to provide Social Services Committee an annual update on the utilization of the \$6M CMHC National Housing Co-Investment Fund (NHCF) received for the repair, renovation, and renewal of municipally owned housing stock.

## **6.0 Background**

In November 2017, the federal government released the National Housing Strategy (NHS), a 10-year plan that sets out a renewed federal-provincial partnership to work together to achieve targets and outcomes, increase access to housing, reduce housing need and achieve better housing solutions across the spectrum.

The NHS has programs and initiatives that can help create new housing supply and renovate and modernize existing housing supply. As part of the NHS, the National Housing Co-Investment Fund (NHCF) provides capital for new

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affordable housing and the renovation and repair of existing affordable and community housing.

As approved by report 2023-675, [National Housing Co-Investment Funding for Renovation, Repair and Renewal](#), the Canada Mortgage and Housing Corporation (CMHC) and the City of Brantford, as the Service Manager for Housing and Homelessness Services in the City of Brantford and the County of Brant, entered into an agreement for \$6,000,000 National Housing Co-Investment Fund (NHCF) contribution funding for the repair, renovation, and renewal of 600 units of municipally owned housing stock over a three year period.

The NHCF contribution funding provides 30% of total repair costs towards eligible projects. The contribution funding of \$6,000,000 from CMHC has allowed the City to advance projects that would have been otherwise scheduled for 2027 or later. Under the terms of the agreement, this funding can be used to replace previously approved City funding on projects that have been completed over the last two years as well as current projects being undertaken.

The National Housing Co-Investment Fund (NHCF) provides capital for new affordable housing development and the renovation and repair of existing affordable and community housing. This CMHC funding stream has now been renamed to the Affordable Housing Fund (AHF).

## 7.0 Corporate Policy Context

City Council's 2023-2026 Strategic Theme 6 (b): invest in a long-term strategy and plan to manage the homelessness crisis, inclusive of the related issues of mental health and addiction issues and safety and security concerns.

County of Brant's 2019-2023 Strategic Priorities: "Healthy, safe, and engaged citizens".

[Brantford-Brant Housing Stability Plan](#)

[Brantford-Brant Municipal Housing Master Plan](#)

[City of Brantford Corporate Climate Change Action Plan](#)

## 8.0 Input From Other Sources

City of Brantford – Finance Department

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## 9.0 Analysis

### 9.1 Completed Eligible Projects

The Housing and Homelessness Services and Finance departments have reviewed all recently completed capital repairs and identified eligible projects for co-investment contribution funding.

There have been 26 completed projects eligible under the co-investment contribution funding program guidelines which amounted to \$3,842,539 of city capital repair expenditures. Of these expenditures, the co-investment contribution funding allocation of 30% represented a \$875,523 savings to the City and lead to a reduced total capital expenditure of \$2,967,017. These savings were transferred back to the City's Social Housing Capital Reserve (RF0473) and the Housing Capital Reserve (RF0566).

The completed projects included a broad spectrum of repairs including, but not limited to, asbestos removal, cooling system upgrades, bathroom risers and kitchen replacements.

### 9.2 Ongoing Eligible Projects

Housing and Finance have identified 14 ongoing capital repair projects that meet the eligibility criteria for the co-investment contribution funding. These projects will amount to \$5,370,933 of City capital repair expenditures. Of these expenditures, the co-investment funding's allocation of 30% will represent a \$1,656,873 savings to the City and result in a reduced total capital expenditure of \$3,714,060.

These savings will be transferred back to the Affordable Housing Reserves. The identified ongoing projects include, but are not limited to, Lucy Marco Place renovations and exterior repairs at Riverside Gardens.

### 9.3 Planned Eligible Projects

Housing and Finance have identified 25 co-investment contribution funding eligible capital repair projects over the next two years with a total capital expenditure of \$7,811,179.

In 2025, 14 projects have been identified for a total capital expenditure of \$4,413,829 with the NHCF contribution funding covering \$1,324,149. These

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projects include, but are not limited to, the roof replacements at 170 Trillium Way, Northland Gardens, and Daleview Gardens.

In 2026, 13 projects have been identified for a total capital expenditure of \$3,297,350 with the NHCF contribution funding covering \$989,205. These projects include, but are not limited to, heating system replacement at Eastdale Gardens, fan coil replacement at Heritage House, and electrical distribution panel upgrades at Lorne Towers.

#### **9.4 Project Management**

As approved in report 2023-675, \$300,000 is to be utilized to hire a consultant to project manage the two years of repairs, with 30% cost-shared with the NHCF contribution funding. The project manager scope will include advising and developing the RFP specifications; writing the scope and tendering procedures; and managing the day-to-day performance and quality of the contractors. When the projects have been awarded, the project manager, with oversight by the Manager of Housing Initiatives, Residential Assets, and Business Supports, will manage the execution of contracts on behalf of the City, including managing all construction documentation, field reviews, payment certificates, and project close-outs. The project manager contract will end after the 2-year period or sooner if the projects have been substantially completed.

To improve the cost efficiency of the bidding process, each year a number of projects with similar scope grouped together. By doing so, the City will be seeking the opportunity for more competitive and efficient bids. The grouping of similar projects together will improve the efficiency of a contractor to mobilize and order materials over a number of similar projects. Separate RFPs for each project could result in less cost competitiveness by creating multiple instances that individual contractors have to mobilize and order materials.

In 2025, capital projects focus on roof replacements and exterior refurbishments including windows and door replacement. In 2026, the projects focus on HVAC mechanical refurbishment and electrical upgrades.

### **10.0 Financial Implications**

As outlined in the background and analysis sections, the CMHC Co-Investment Funding has been utilized in 26 completed projects and is currently allocated to an additional 14 ongoing projects. In addition, a further 25 projects have been identified over the next 2 years, which includes 14 projects that were beyond the

current 2025-2027 forecast allowing more work to be completed earlier than originally anticipated.

The following table outlines the amount of funding utilized and returned to reserves, along with the amount of funding still available for other priority projects.

Table 1 - Co-investment Funding Breakdown

	<b># of Projects</b>	<b>Total Project Cost</b>	<b>Co-Investment Funding Received/ (Utilized)</b>	<b>Amounts Returned to Housing Reserves</b>
<b>CMHC Co-Investment Initial Funding</b>			\$6,000,000	
<b>Completed eligible projects funded to date</b>	26	\$3,842,539	(875,523)	875,523
<b>Ongoing eligible projects to be funded</b>	14	\$5,370,933	(1,656,873)	1,656,873
<b>Future eligible projects</b>	25	\$7,811,179	(2,313,354)	2,313,354
<b>Total Co-Investment Funding Allocated to-date</b>			(\$4,845,750)	
<b>Remaining Co-Investment Funding to be allocated</b>			\$1,154,250	

Part of the remaining funding will be utilized for project management to ensure the timely completion of all of these projects within the specified time period. Staff will work to continue identifying additional projects to ensure the full amount of CMHC funding is utilized.

## 11.0 Climate and Environmental Implications

There are no direct climate or environmental implications as a result of this report. However, municipal housing assets account for 38% of corporate building greenhouse gas (GHG) emissions as of 2022. In order for the City of Brantford to reach its target of net-zero emissions by 2050, existing buildings need to be retrofitted in a way that reduces energy consumption and GHG emissions. The NHCF contribution funding supports repair/renovation projects



such as installing energy efficient windows and doors, replacing roofs and increasing insulation, installing more energy efficient HVAC equipment, etc. which will help to reduce energy and GHG emissions by 25% across the 600 units proposed.

## 12.0 Conclusion

The Canada Mortgage and Housing Corporation (CMHC) and the City of Brantford, as the Service Manager for Housing and Homelessness Services in the City of Brantford and the County of Brant, entered into an agreement for \$6,000,000 National Housing Co-Investment Fund (NHCF) contribution funding for the repair, renovation, and renewal of 600 units of municipally owned housing stock over a three year period. A total of \$4,845,750 of the \$6,000,000 NHCF has been allocated to projects to-date. Staff will continue to work to identify additional projects to ensure the full amount of CMHC funding is utilized.



Mary Musson, Senior Director  
Community Services and Social Development

Prepared By:

Clayton Payer  
Manager of Housing Initiatives,  
Residential Assets and Business Supports

Attachments (if applicable): N/A

Copy to: N/A

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required  yes  no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk  yes  no

Is the necessary by-law or agreement being sent concurrently to Council?  yes  no



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**Date** January 15, 2025 **Report No.** 2025-31

**To** Chair and Members  
Social Services Committee

**From** Mary Musson, Senior Director  
Community Services and Social Development

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### 1.0 Type of Report

Consent Item	<input checked="" type="checkbox"/>
Item For Consideration	<input type="checkbox"/>

### 2.0 Topic **2024 Annual Update on Housing Development** **[Financial Impact: None]**

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### 3.0 Recommendation

- A. THAT Report 2025-31, 2024 Annual Update on Housing Development BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

### 4.0 Executive Summary

The *Housing Services Act, 2011* (HSA) designates the City of Brantford as the Service Manager (SM) responsible for the administration and delivery of housing and homelessness services and programs in the City of Brantford and the County of Brant.

Under the *Housing Services Act, 2011*, each Service Manager is required to prepare a 10-year housing and homelessness plan. In October 2013 Council approved the Brantford-Brant Housing Stability Plan 2014-2024 and the five-year review of the Brantford-Brant Housing Stability Plan (BBHSP) was

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approved by Council in October 2019. One goal of the BBHSP is to increase and preserve affordable housing options. Establishing the Brantford-Brant Municipal Housing Master Plan 2020-2030 (BBMHMP) was identified as a key outcome in the BBHSP. In October 2019, by way of [Report 2019-584 Brantford-Brant Municipal Housing Master Plan Initiative](#), Council approved the development of a 10-year master plan.

The Brantford-Brant Municipal Housing Master Plan (BBMHMP) established a housing development target of 843 affordable housing units by 2030. Of this total figure, 506 units were identified as municipally-developed and 337 units were projected to be developed by non-profit organizations.

As of the date of this report, 263 units of municipal housing have been completed or in progress which is 52% towards the municipal housing development goals set by the BBMHMP.

Since the inception of the Brantford-Brant Municipal Housing Master Plan, and the approval of the Mayors' Housing Task Force, Affordable Housing Action Plan, the original financial plan to fund housing development has been reviewed annually to respond to factors placing additional financial pressures on municipal contributions including the removal of Housing as an eligible service for the collection of Development Charges (DCs), continuous increase of construction costs, and the reduction in grant funding received from other levels of government.

Section 10.0 Financial Implications provides a summary of the costs and funding plan that will be required to achieve the 506 municipally-developed units from the Action Plan, assuming full population cost share by both the City and the County as well as how a financial subsidy program can be utilized to achieve the requisite non-profit housing provider units.

## 5.0 Purpose and Overview

This report provides the 2024 annual update on housing development including progress on the goals set by the Brantford-Brant Municipal Housing Master Plan and the Mayors' Housing Partnerships Task Force, Affordable Housing Action Plan.

## 6.0 Background

The *Housing Services Act*, 2011 (HSA) designates the City of Brantford as the Consolidated Municipal Service Manager (Service Manager) responsible for the

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administration and delivery of housing and homelessness services and programs in the City of Brantford and the County of Brant.

Under the *Housing Services Act*, 2011, each Service Manager is required to prepare a 10-year housing and homelessness plan. In October 2013, by way of report PHSSS 2013-64, Council approved the Brantford-Brant Housing Stability Plan 2014-2024. The five-year review of the Brantford-Brant Housing Stability Plan (BBHSP) was approved by Council by way of [Report 2019-575 Provincially Legislated Five Year Review of the Brantford-Brant 10 Year Housing Stability Plan 2014-2024](#).

One goal of the BBHSP is to increase and preserve affordable housing options. Establishing the Brantford-Brant Municipal Housing Master Plan 2020-2030 (BBMHMP) was identified as a key outcome in the BBHSP. In October 2019, by way of [Report 2019-584 Brantford-Brant Municipal Housing Master Plan Initiative](#), Council approved the development of a 10-year master plan.

The Brantford-Brant Municipal Housing Master Plan (BBMHMP) establishes a 10-year guidance tool for the City, as Service Manager, to increase the supply of municipal housing in the City of Brantford and the County of Brant. It established a housing development target of 843 affordable housing units by 2030 of which 506 units were identified to be municipally-developed and 337 units were projected to be developed by non-profit organizations.

At its meeting on November 19, 2019, Brantford City Council approved the creation of the Mayors' Housing Partnerships Task Force with the goal to build partnerships to create more housing options, more quickly, across the housing continuum. The Task Force began its work early in 2020, and was comprised of membership across public, private and non-profit sectors.

The work of the Mayors' Housing Partnerships Task Force was to enhance Brantford-Brant's response to increase rental capacity including affordable rentals. Its work successfully brought members of the community, industry partners and both municipalities together to create an Action Plan to sustain and increase affordable housing options in Brantford and Brant.

Since 2020, the per unit cost has increased by 107%. Construction of the units at 5 Marlene Ave., Brantford was at \$174,427 per unit. Estimated cost per unit for the upcoming building at 346 Shellard Lane, Brantford is projected to be \$361,429.

The average percentage of development costs covered by federal and/or provincial grant funding for development projects since 2020 is 12%.

Grant funding fluctuates for each development with 177 Colborne St. West, Brantford having almost 50% of its total costs funded by grants. The development at 5 Marlene Ave., had less than 1% of its total costs covered by grant funding and currently, the planned development at 346 Shellard Lane, Brantford has less than 1% of grant funding subsidizing the total costs.

Building Faster Fund (BFF) provincial grant funding in the amount of \$3,066,849 will be utilized towards direct costs needed to purchase 389 West Street.

Funding from the BFF is intended to support further growth in housing supply, particularly through housing-enabling infrastructure (e.g., site servicing, roads, and public utilities) and other expenses that support community growth and is not purposeful for affordable housing development. However, as detailed in report [2024-513 Transfer Payment Agreement – Building Faster Fund \(BFF\) and Investment Plan](#), capital expenditures for net new shelter space or municipal homelessness service hubs are eligible for grant funding.

Figure 1 - Cost of Development

	Marlene Ave	Stinson/ Stirton	177 Colborne St	Lucy Marco	Trillium Way	389 West Street	346 Shellard	Total
<b>Number of Units</b>	30	4	26	41	49	43	70	263
<b>Cost Per Unit</b>	\$ 174,427	\$ 117,557	\$ 243,228	\$ 269,708	\$ 295,918	\$ 266,778	\$ 361,429	
<b>\$ Costs</b>								
<b>Total Cost</b>	\$ 5,232,819	\$ 470,230	\$ 6,323,920	\$11,058,009	\$14,500,000	\$11,471,475	\$25,300,000	\$ 74,356,453
<b>Grants</b>	\$ 40,000	\$ 200,000	\$ 3,120,000	\$ 669,794	\$ 3,050,000	\$ 3,066,849	\$ 200,000	\$ 10,346,643
<b>County Contribution</b>	\$ -	\$ -	\$ -	\$ -	\$11,450,000	\$ -	\$ -	\$ 11,450,000
<b>City Contribution</b>	\$ 5,192,819	\$ 270,230	\$ 3,203,920	\$10,388,216	\$ -	\$ 8,404,626	\$25,100,000	\$ 52,559,810
<b>% Costs</b>								
<b>Grants</b>	0.76%	42.53%	49.34%	6.06%	21.03%	26.73%	0.79%	13.91%
<b>County Contribution</b>	0.00%	0.00%	0.00%	0.00%	78.97%	0.00%	0.00%	15.40%
<b>City Contribution</b>	99.24%	57.47%	50.66%	93.94%	0.00%	73.27%	99.21%	70.69%

Figure 2 - Cost Per Unit

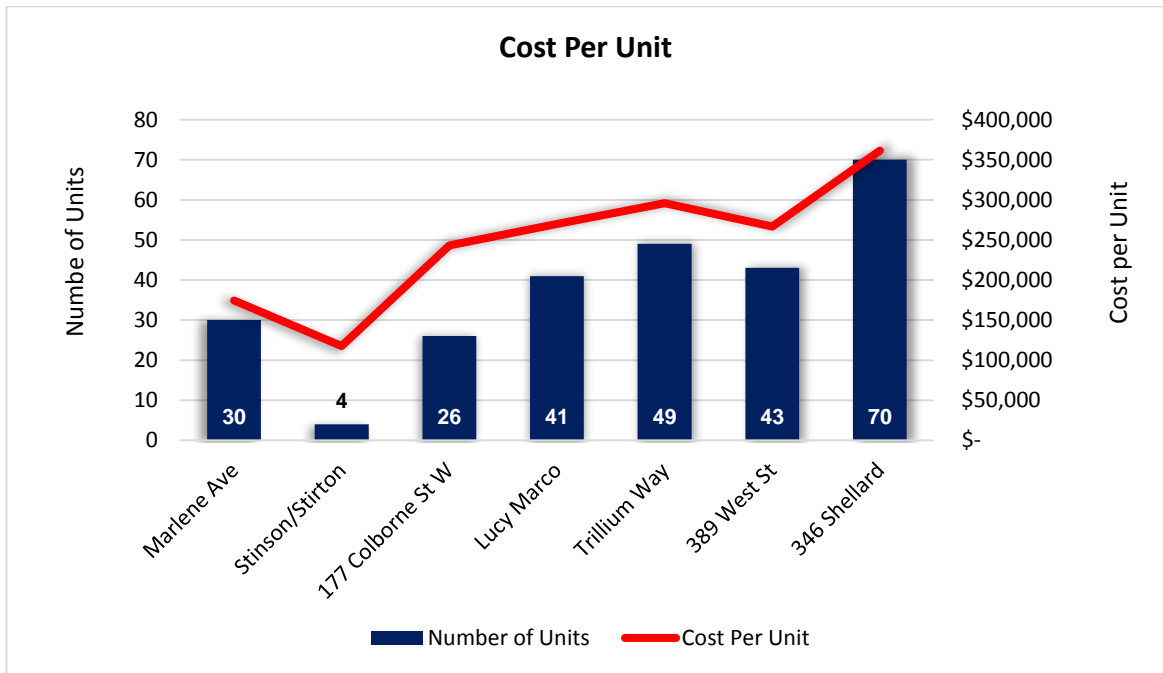


Figure 3 - Cost of Development

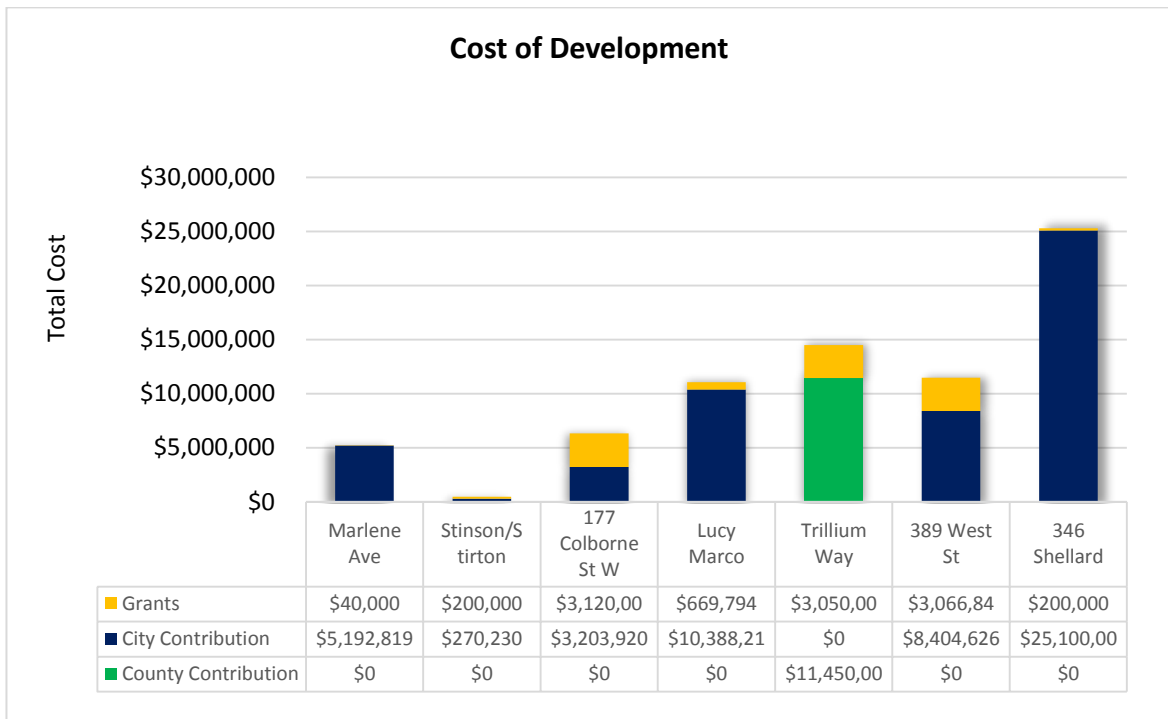
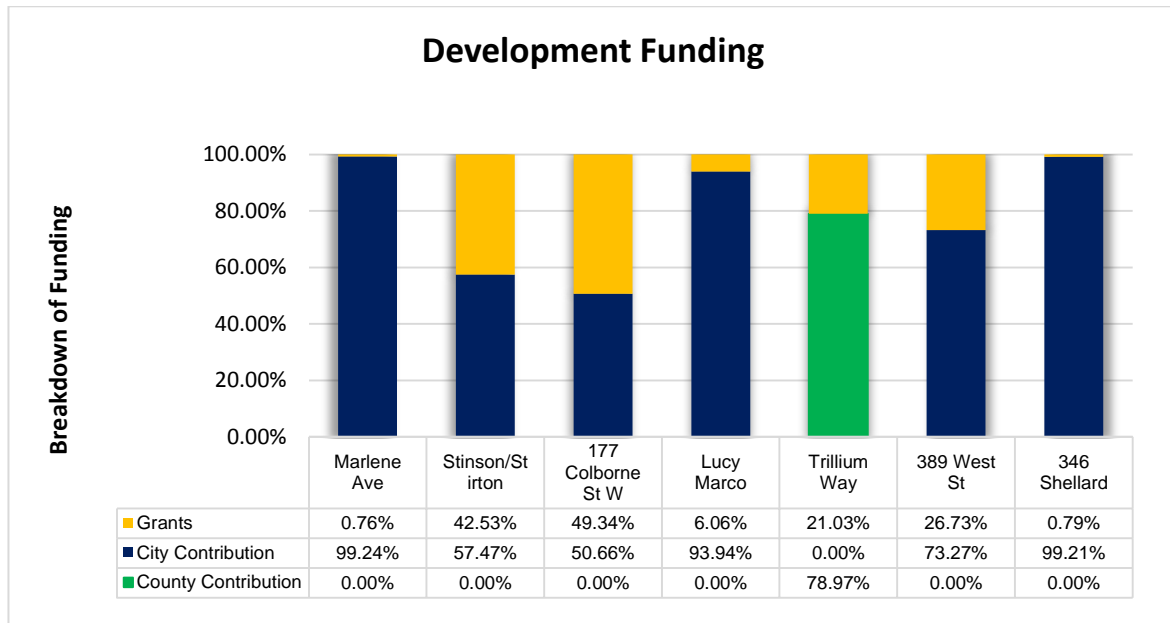


Figure 4 - Development Funding



## 7.0 Corporate Policy Context

[Brantford-Brant Housing Stability Plan](#)

[Brantford-Brant Municipal Housing Master Plan](#)

[Mayors' Housing Partnerships Task Force Affordable Housing Action Plan](#)

City Council's 2023-2026 Strategic Theme 4: Create a vision and strategy for managing development and affordable housing.

County of Brant's 2019-2023 Strategic Priorities: "Healthy, safe, and engaged citizens".

## 8.0 Input From Other Sources

Ministry of Municipal Affairs and Housing (MMAH)

City of Brantford - Finance

## 9.0 Analysis

The Brantford-Brant Municipal Housing Master Plan (BBMHMP) established a housing development target of 843 affordable housing units by 2030. Of this

total figure, 506 units were identified as municipally-developed and 337 units were projected to be developed by non-profit organizations.

There are currently seven (7) municipal housing development capital projects that have been approved since 2020 (Table 1). With these projects, 263 new affordable housing units have been completed or are in progress, which is 52% towards the municipal housing development goal of 506 units by 2030.

Two hundred and forty-three (243) additional units are planned (Table 2).

Table 1 - Affordable Housing Development Progress

Development Site	Units	Status
5 Marlene Ave., Brantford	30	Completed 2020
18 Stirton Ave., Brantford	4	Completed 2021
177 Colborne St. W., Brantford	26	Completed 2023
Lucy Marco Place 40 Queen St., Brantford	41	Completed 2024
174 Trillium Way, Paris	49	Construction in progress
389 West St., Brantford (FoxRidge) PHASE 1	43 <sup>1</sup>	In Planning – 2025 start
346 Shellard Lane	70 <sup>1</sup>	In Planning <sup>2</sup> – 2026 start
	<b>263</b>	<b>Units in Progress/Completed (52%)</b>

Table 2 – Affordable Housing Development Pipeline

Development Site	Units <sup>1</sup>	Status
687 Colborne St., Brantford	10	To commence in 2025
389 West St., Brantford (FoxRidge) PHASE 2	33	To commence in 2026
Powerline Rd., Brantford	70	To commence in 2027
702 Colborne St., Brantford	10	To commence in 2028
389 West St., Brantford (FoxRidge) PHASE 3	50	To commence in 2028
Final Site TBD - County	35	unknown / TBC
Final Site TBD - County	35	unknown / TBC
	<b>243</b>	<b>Units Required (48%)</b>
	<b>506</b>	<b>Total Units</b>

<sup>1</sup> Estimated

<sup>2</sup> Development start deferred from 2025 to 2026 due to acquisition of 389 West St., Brantford



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Non-profit organizations wishing to develop affordable housing units are experiencing similar financial constraints.

Jaycee Brantford Non-Profit Homes Corp housing development of 24 units at 32 Bridge St., Brantford represents 7% towards the target of 337 units to be developed by non-profits. At the drafting of this report, no other housing development by non-profit organizations within the Service Manager area has commenced.

The City of Brantford as the SM have provided letters of support to Brantford Native Housing (BNH), Indwell, and the Central Ontario Co-operative Housing Federation (COCHF). These are additional non-profit organizations who are attempting to build much needed affordable housing in the Service Manager area. Brantford Native Housing and Indwell are pursuing development opportunities within the City and COCHF is exploring the opportunity to build in St. George.

In order to respond to the financial needs of non-profits wishing to develop housing, City of Brantford staff are piloting a financial subsidy program with Jaycee Brantford Non-Profit Homes Corp to support their 24-unit development at 32 Bridge St., Brantford and will be entering into an agreement to provide a financial subsidy over a set term to build these 24 units. The amount of subsidy amounts to \$62,500 per unit and is proposed to be funded from the future taxes from 282 Stanley Street. This program is limited to non-profits wishing to develop within the City of Brantford.

As demonstrated in the following section, significant funding amounts are required in order to fully achieve the development goals set by the Brantford-Brant Municipal Housing Master Plan. Municipalities throughout Ontario have been experiencing substantial funding gaps from provincial and federal levels of government and are carrying the financial burden of providing affordable housing. Municipalities continue to absorb a greater portion of responsibility of housing funding than other levels of government, even as affordability pressures and system demands intensify.

In April 2024, the Association of Municipalities of Ontario (AMO), the Ontario Municipal Social Services Association (OMSSA), and the Northern Ontario Service Deliverers Association (NOSDA) announced the undertaking of a research project to quantify the current scale and scope of homelessness in Ontario. As part of this project, one objective was to identify the gap between current municipal, provincial, and federal investments and the required investments to end chronic homelessness in Ontario by 2030.

At the time of the drafting of this report, staff are anticipating the release of the research project findings in January 2024.

## 10.0 Financial Implications

The information below provides a summary of the costs and funding plan that will be required to achieve the 506 municipally-developed units from the Action Plan, assuming full population cost share by both the City and the County.

The current population split between the City and the County would result in the following number of units required by each municipality.

Table 3 - Housing Units per Population Split

<b>Total Units per Action Plan</b>	<b>506</b>	
<b>Number of Units per Population Split</b>	<b>Units</b>	<b>Population Split</b>
City	364	72%
County	142	28%

The City of Brantford's plan to achieve its proportionate share of the Action Plan are shown in the following tables that outline the completed units, in progress units and units to complete, along with the financing plans.

### City of Brantford Housing Unit Development Update

Table 4 - City of Brantford Completed Units

<b>Units Completed</b>			
	<b># of Units</b>	<b>Total Cost</b>	<b>Average Cost per Unit</b>
Marlene Ave	30	5,232,819	174,427
18 Stirton	4	470,230	117,557
177 Colborne St	26	6,323,920	243,228
Lucy Marco Place	41	11,058,009	269,708
<b>Total Costing</b>	<b>101</b>	<b>23,084,978</b>	<b>228,564</b>
<b>Financing Plan</b>			
Grants		4,029,794	
282 Stanley Street Proceeds		4,415,889	
Sale of City Assets		2,925,853	
City Reserves		3,156,513	
Development Charges		4,406,930	
Non-Tax Supported Debentures		4,150,000	
<b>Total Financing</b>		<b>23,084,978</b>	

Table 5 - City of Brantford In Progress Units

<b>In Progress</b>			
	<b># of Units</b>	<b>Total Cost</b>	<b>Average Cost per Unit</b>
389 West Street	43	11,471,475	266,778
Shellard Lane	70	25,300,000	361,429
<b>Total Costing</b>	<b>113</b>	<b>36,771,475</b>	<b>628,207</b>
<b>Financing Plan</b>			
Grants		3,266,849	
282 Stanley Street Proceeds		9,156,729	
City Reserves		19,175,149	
Non-Tax Supported Debentures		5,172,748	
<b>Total Financing</b>		<b>36,771,475</b>	

Table 6 - City of Brantford Remaining Units

<b>Remaining Units</b>			
<b>Total City of Brantford Units per Action Plan</b>	<b>364</b>		
Less:	<b># of Units</b>	<b>Estimated Cost</b>	<b>Average Cost per Unit</b>
Number of Units Completed	101		
Number of Units In Progress	113		
<b>Remaining City of Brantford Units per Action Plan</b>	<b>150</b>	<b>52,612,000</b>	<b>350,000</b>
<b>Financing Plan</b>			
Grants		10,522,400	
Sale of City Assets		27,201,483	
Savings from Mortgage Subsidies		4,365,717	
Non-Tax Supported Debentures		10,522,400	
<b>Total Financing</b>		<b>52,612,000</b>	

The City of Brantford's financial plan includes the sale of City assets, grant assumptions, savings from mortgage subsidies and the use of debentures.

The County of Brant has committed to funding in the amount of \$15,125,000 for affordable housing to achieve its proportionate share of the units in the Action Plan. The following tables outline the in progress units and units to complete, along with the current financing plans.

**County of Brant Housing Unit Development Update****County Contribution Commitment                    \$15,125,000**

Table 7 - County of Brant In Progress Units

<b>In Progress</b>			
	<b># of Units</b>	<b>Total Cost</b>	<b>Average Cost per Unit</b>
Trillium Way	49	14,500,000	295,918
<b>Total Costing</b>	<b>49</b>	<b>14,500,000</b>	<b>295,918</b>
<b>Financing Plan</b>			
Grants		3,050,000	
County Contribution		11,450,000	
<b>Total Financing</b>		<b>14,500,000</b>	

Table 8 - County of Brant Remaining Units

<b>Remaining Units</b>			
<b>Total County of Brant Units per Action Plan</b>	<b>142</b>		
Less:	<b># of Units</b>	<b>Estimated Cost</b>	<b>Average Cost per Unit</b>
Number of Units Completed	0		
Number of Units In Progress	49		
<b>Remaining County of Brant Units per Action Plan</b>	<b>93</b>	<b>32,438,000</b>	<b>350,000</b>
<b>Financing Plan</b>			
Grants		6,487,600	
Remainder of County Contribution Commitment		3,675,000	
<b>Additional Required County Contribution</b>		<b>22,275,400</b>	
<b>Total Financing</b>		<b>32,438,000</b>	

The County of Brant's commitment of \$15,125,000 provides sufficient funding for the current build in progress of 49 units, but as identified above, there is an additional funding need of approximately \$22.3 million for the remaining 93 units.

The housing master plan also identified an additional 337 units to be developed by non-profit housing providers. The current population split between the City and the County would result in the following number of units to be developed by non-profit housing providers by each municipality.

Table 9 - Housing Units per Population Split

<b>Total Units per Action Plan</b>	<b>337</b>	
<b>Number of Units per Population Split</b>	<b>Units</b>	<b>Population Split</b>
City	243	72%
County	94	28%

The City is working on an agreement and pilot program with Jaycee Brantford Non-Profit Homes Corp to provide a subsidy over a set term to build 24 units. The amount of subsidy amounts to \$62,500 per unit and is proposed to be funded from the future taxes from 282 Stanley Street.

The following table summarizes how the City can utilize this funding mechanism along with savings from future mortgage subsidies to achieve the 243 non-profit housing provider units.

Table 10 - City of Brantford Non-Profit Housing Provider Subsidies

	<b># of Units</b>	<b>Total Subsidy over 10 Years</b>	<b>Average Cost per Unit</b>
Jaycee Brantford Non-Profit Homes Corp	24	1,500,000	62,500
Subsidies for Non-Profit Housing Providers	219	13,665,000	62,500
<b>Total Subsidies over 10 years</b>	<b>243</b>	<b>15,165,000</b>	
<b>Financing Plan</b>			
Future Taxes from 282 Stanley Street		10,946,389	
Savings from Mortgage Subsidies		4,218,611	
<b>Total Financing Plan</b>		<b>15,165,000</b>	

Should the County of Brant consider a similar approach to offering a subsidy to non-profit housing providers to develop units, the following table summarizes the additional contributions that will be required.

Table 11 - County of Brant Non-Profit Housing Subsidies

	# of Units	Total Subsidy over 10 Years	Average Cost per Unit
Subsidies for Non-Profit Housing Providers	94	5,897,500	62,500
<b>Total Subsidies over 10 years</b>	<b>94</b>	<b>5,897,500</b>	
<b>Financing Plan</b>			
<b>Additional Required County Contribution</b>		<b>5,897,500</b>	
<b>Total Financing Plan</b>		<b>5,897,500</b>	

## 11.0 Climate and Environmental Implications

There are no direct climate and environmental implications as a result of this report.

As indicated in the City of Brantford's Net-Zero Building Strategy, all new Corporate buildings, including municipal housing, must be built to either net-zero or net-zero ready standards. These expectations are included in Requests for Proposals for design/build contractors for housing development and the additional related costs impact the final capital budget of a project.

## 12.0 Conclusion

The Brantford-Brant Municipal Housing Master Plan established a housing development target of 843 affordable housing units by 2030. Of this total figure, 506 units were identified as municipally-developed and 337 units were projected to be developed by non-profit organizations.

Currently, there are 263 municipal housing units that have been completed or are currently in progress which is 52% towards the municipal housing development goals set by the BBMHMP.

Since the inception of the Brantford-Brant Municipal Housing Master Plan, and the approval of the Mayors' Housing Task Force, Affordable Housing Action Plan, the original financial plan to fund housing development has had to be revised annually. Factors placing additional pressures on municipal contributions include the removal of Housing as an eligible service for the collection of Development Charges (\$42,000,000), continuous increase of construction costs, and the reduction in grant funding received from other levels of government.

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This report summarizes the costs and funding plan that will be required to achieve the 506 municipally-developed units from the Action Plan, assuming full population cost share by both the City and the County as well as how a financial subsidy program can be utilized to achieve the requisite non-profit housing provider units.



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Mary Musson, Senior Director  
Community Services and Social Development

Prepared By:

Judy Moore  
Director of Finance

Attachments (if applicable)

Copy to:

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required  yes  no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk  yes  no

Is the necessary by-law or agreement being sent concurrently to Council?  yes  no





## **SOCIAL SERVICES COMMITTEE MINUTES**

September 4, 2024

9:30 a.m.

Council Chambers, Brantford City Hall  
58 Dalhousie Street, Brantford

### **1. Roll Call**

Chair Bell called the meeting to order and roll call was confirmed.

Present: Councillor Sicoli, Councillor Samwell, County Councillor Bell, Councillor Martin, Mayor Kevin Davis, Councillor Carpenter, Mayor Bailey, County Councillor Howes, County Councillor Garneau, County Councillor Miller, Councillor Sless, Councillor Oakley

### **2. Declarations of Conflicts of Interest**

No declaration of pecuniary interest was made regarding items appearing on the agenda.

### **3. Separation of Items for Consideration and Consent Items for Discussion Purposes**

Moved by: Mayor Davis

Seconded by: Councillor Samwell

THAT all items for Consideration and Consent (5.1 - 6.1) not separated for discussion purposes BE APPROVED.

**Carried**

The items that were subject to the vote were as follows:

### **5. Items for Consideration**

**5.3 Appointment of Ontario Works Administrator [Financial Impact: None], 2024-331**

- A. THAT Report 2024-331 Appointment of Ontario Works Administrator BE RECEIVED; and
- B. THAT the appointment of Michelle Connor, Director of Community Strategies and Family Supports, as the Ontario Works Administrator BE APPROVED; and
- C. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

**6. Consent Items**

**6.1 Minutes**

**6.1.1 Social Services Committee - June 5, 2024**

**4. Delegations/Presentations**

**4.1 Delegations**

There were no delegations.

**4.2 Presentations**

Brian Hutchings, Chief Administrative Officer, appeared before the Committee and provided an overview of the application. A PowerPoint Presentation was made and a copy was placed in the meeting folder.

**5. Items for Consideration**

Moved by: Mayor Davis

Seconded by: Councillor Samwell

THAT all Items for consideration/consent (5.1 and 6.1) separated for discussion purposes BE APPROVED.

The items were then voted on separately and carried accordingly.

**5.4 2025 Shared Social Services Budget [Financial Impact – \$19,941,180 Operating Budget, \$3,973,829 Capital Budget], 2024-522**

- A. THAT Report 2024-522 - 2024 Shared Services Budget BE RECEIVED; and

- B. THAT the 2025 draft operating and capital Shared Social Services budgets as contained in report 2024-522 BE APPROVED as follows:
- i. Base budget totaling \$19,756,116, representing a 7.18% increase; and
  - ii. Addition of two full-time Community Initiatives Coordinators totaling \$185,064, representing an additional 1.01% increase; and
  - iii. Capital budget totaling \$3,973,829; and
- C. THAT the City Clerk BE DIRECTED to deliver a copy of this report and the Committee's recommendations to the County of Brant prior to October 1, 2024.

**Carried**

**5.1 2024-25 Canada-Ontario Community Housing Initiative and Ontario Priorities Housing Initiative Investment Plan [Financial Impact - None], 2024-423**

- A. THAT Report 2024-423, 2024-25 Canada-Ontario Community Housing Initiative and Ontario Priorities Housing Initiative Investment Plan BE RECEIVED; and
- B. THAT the Canada-Ontario Community Housing Initiative and Ontario Priorities Housing Initiative Investment Plan as outlined in this report BE APPROVED; and
- C. THAT the Chief Administrative Officer or Delegate BE AUTHORIZED AND DIRECTED to execute a Transfer Payment Agreement between The Corporation of the City of Brantford and His Majesty the King in right of Ontario as represented by the Minister of Municipal Affairs and Housing, and any ancillary documents thereto, in a form approved by the City Solicitor; and
- THAT the Senior Director of Community Services and Social Development BE DIRECTED to fund the capital repair projects as identified in this report from COCHI/OPHI; and
- THAT the Senior Director of Community Services and Social Development BE AUTHORIZED to reallocate capital and operating

dollars within the investment plan as may be necessary to facilitate total expenditures of the COCHI and OPHI funding allocations; and

THAT the Senior Director of Community Services and Social Development BE AUTHORIZED to revise or add capital repair projects for funding from COCHI or OPHI, as needed, to ensure full expenditure of the allocations; and

THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

**Carried**

**5.2 Housing Stability Wintering Plan [Financial Impact: \$250,000], 2024-473**

- A. THAT Report 2024-473 Housing Stability Wintering Plan BE RECEIVED; and
- B. THAT staff BE DIRECTED to extend the existing contracts with all emergency shelter providers for one (1) year effective November 1, 2024, to October 31, 2025, with the option to renew for an additional 1-year term effective November 1, 2025 to October 31, 2026, fully funded by Homelessness Prevention Program provincial grant funding; Existing shelter providers include:
  - i. Nova Vita, Inc.;
  - ii. Rosewood House, Inc.;
  - iii. Salvation Army Brantford Booth Centre; and
  - iv. SOAR Community Services Inc. Cornerstone House; and
- C. THAT staff BE DIRECTED to issue and award a competitive process to select a qualified vendor to operate a temporary winter shelter from November 1, 2024 to April 1, 2025 at an upset limit of \$250,000; and
- D. THAT the cost for the temporary winter shelter BE FUNDED from the Housing Provider Stability Reserve (RF0476); and;
- E. THAT the Senior Director, Community Services and Social Development and the Manager of Purchasing BE AUTHORIZED to execute the extension agreements and any amendments thereto

related to the emergency shelters, and the operation of a temporary winter shelter; and

F. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

**Carried**

**7. Resolutions**

There were no resolutions.

**8. Notices of Motion**

There were no Notices of Motion.

**9. Adjournment**

The meeting adjourned at 10:38am.

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Councillor Bell, Chair

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K. Demeulemeester, Committee  
Coordinator