
HALDIMAND COUNTY

Report FIN-17-2024 Canada's Housing Needs Assessment – Canada Community-Building Fund



For Consideration by Council in Committee on October 29, 2024

OBJECTIVE:

To recommend to Council that a required study under the Canada Community Building Fund agreement be completed by an external consultant.

RECOMMENDATIONS:

1. THAT Report FIN-17-2024 Canada's Housing Needs Assessment – Canada Community-Building Fund be received;
2. AND THAT the 2024 Tax Supported Capital Budget be amended as recommended in Report FIN-17-2024.

Prepared and Reviewed by: Tareq El-Ahmed, CPA, CMA, Treasurer

Respectfully submitted: Mark Merritt, CPA, CA, General Manager, Financial & Data Services

Approved: Cathy Case, Chief Administrative Officer

EXECUTIVE SUMMARY:

On June 24, 2024, staff recommended (FIN-12-2024) that Council authorize the Mayor and Clerk to execute the new revised Municipal Funding Agreement for the Canada Community-Building Fund (CCBF). Under the revised agreement, a new requirement, a Housing Needs Assessment (HNA), related to housing has been introduced. The HNA is to be used by municipalities to prioritize, where possible, infrastructure or capacity building projects that support increased housing supply where it makes sense to do so.

Given the technical nature and scope of the requirements, staff are recommending that an external consultant, Watson & Associates Economists Ltd. (Watson), be utilized to complete the HNA on our behalf. Watson has historically supported Haldimand County on various planning/financial engagements and staff believe that they are well positioned and retain the necessary technical staff to support Haldimand County in the completion of the HNA.

BACKGROUND:

The CCBF was established to ensure that critical infrastructure that supports housing continues to be built, maintained, and expanded.

Under the revised agreement, a new requirement related to housing has been introduced. Single and lower-tier municipalities with a 2021 census population of 30,000 or more, by March 31, 2025, are now required to complete a Housing Needs Assessment (HNA).

ANALYSIS:

As a recipient of the CCBF, we are expected to prioritize projects that support the growth of housing supply within our community. The HNA is to be used by municipalities to prioritize, where possible infrastructure or capacity building projects that support increased housing supply where it makes sense to do so. The key objective of the HNA is to assess the current and forecasted (10-year) housing needs in Haldimand County and identify gaps between housing demand and supply metrics across the full housing continuum.

Given the technical nature and scope of the requirements, staff are recommending that an external vendor, Watson & Associates Economists Ltd. (Watson), be utilized to complete the HNA on our behalf. Watson has historically supported Haldimand County on various planning/financial engagements, which would bring valuable insight and knowledge to the study. Staff believe that they are well positioned and retain the necessary technical staff to support Haldimand County in the completion of the HNA, in order to ensure that Haldimand County continues to support the growth of housing supply.

FINANCIAL/LEGAL IMPLICATIONS:

Watson has submitted to staff a proposal for the HNA assignment outlining their proposed study team, work plan, schedule, and budget, at an estimated cost of \$40,000. The cost to complete the HNA will to be funded directly from CCBFs, as permitted within the agreement. Due to the nature of the work, the HNA is exempt from the County's Procurement Policy.

STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: Yes

Policy: No

REFERENCES:

1. [FIN-12-2024 – Canada Community-Building Fund](#)

ATTACHMENTS:

None.