



Building the Workforce and Housing for the Future

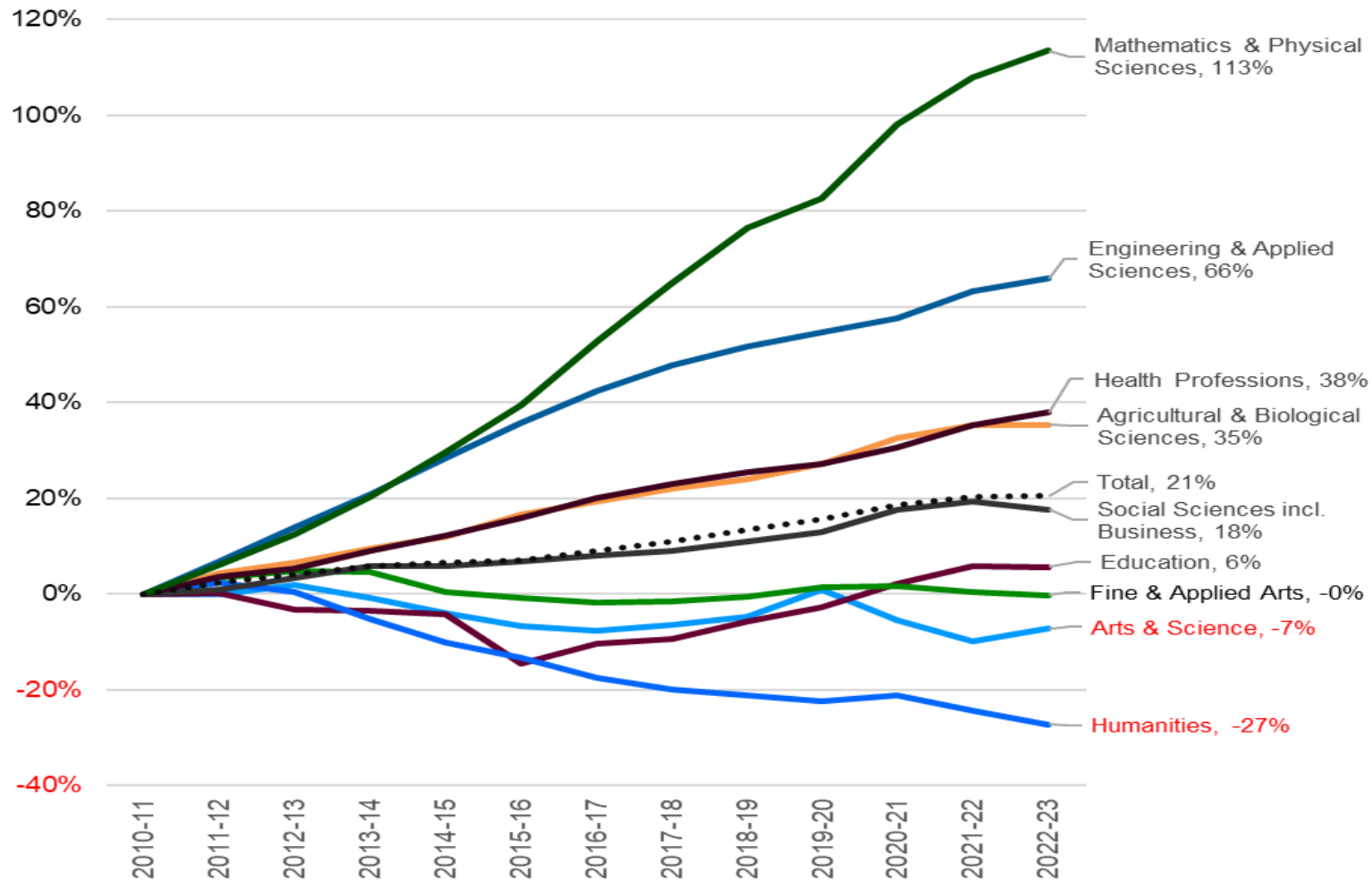
COU Panel Discussion on Addressing the Housing Challenge

Association of Municipalities of Ontario Conference
August 22, 2023

Steve Orsini
President and CEO

Responding to Labour Market Needs

Enrolment Trends at Ontario Universities by Program Area

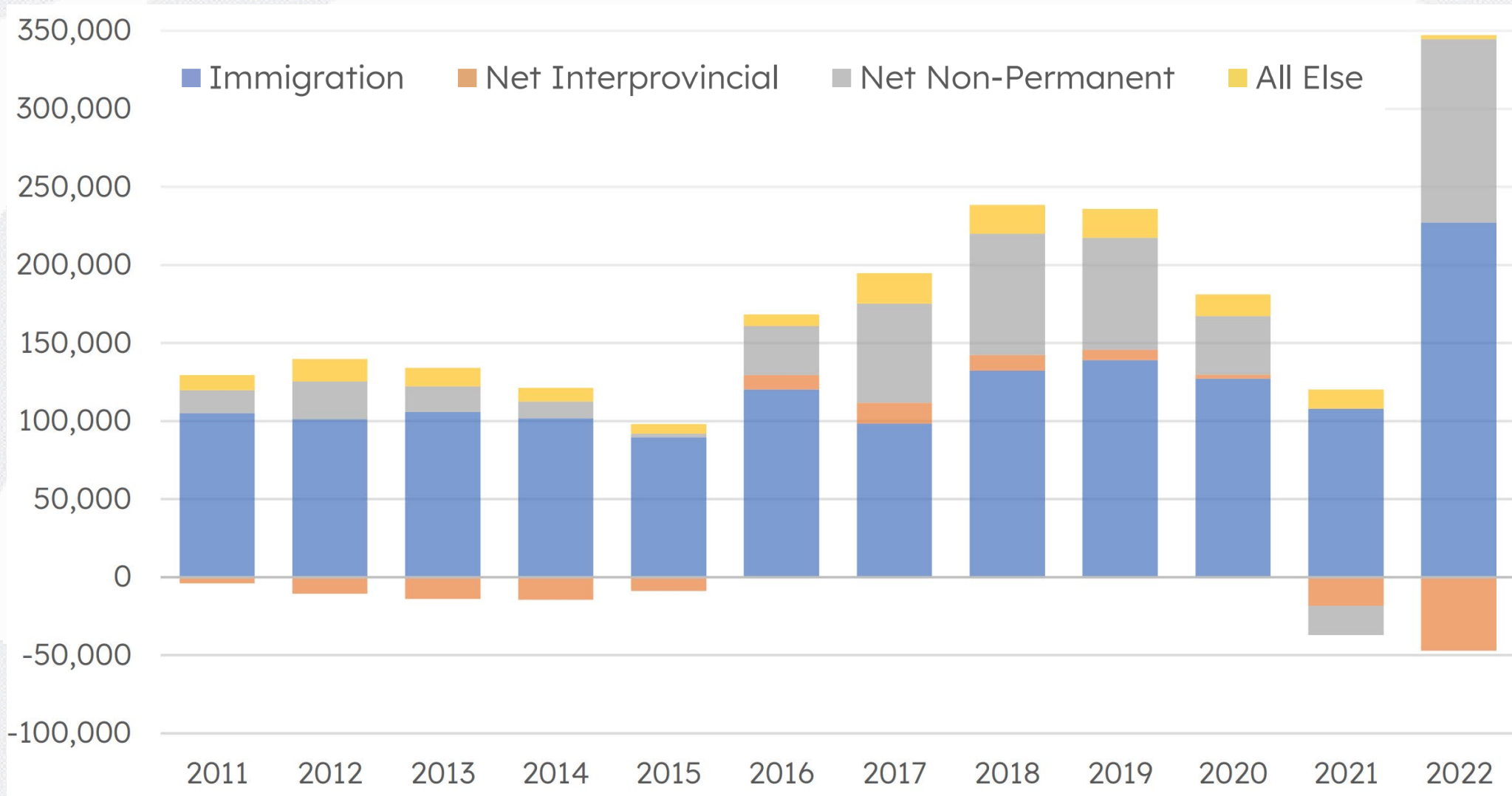


Source: Ontario Universities Enrolment Data

Indexed against 2010-11. STEM includes Agricultural and Biological Sciences, Engineering and Applied Sciences and Mathematics and Physical Sciences.

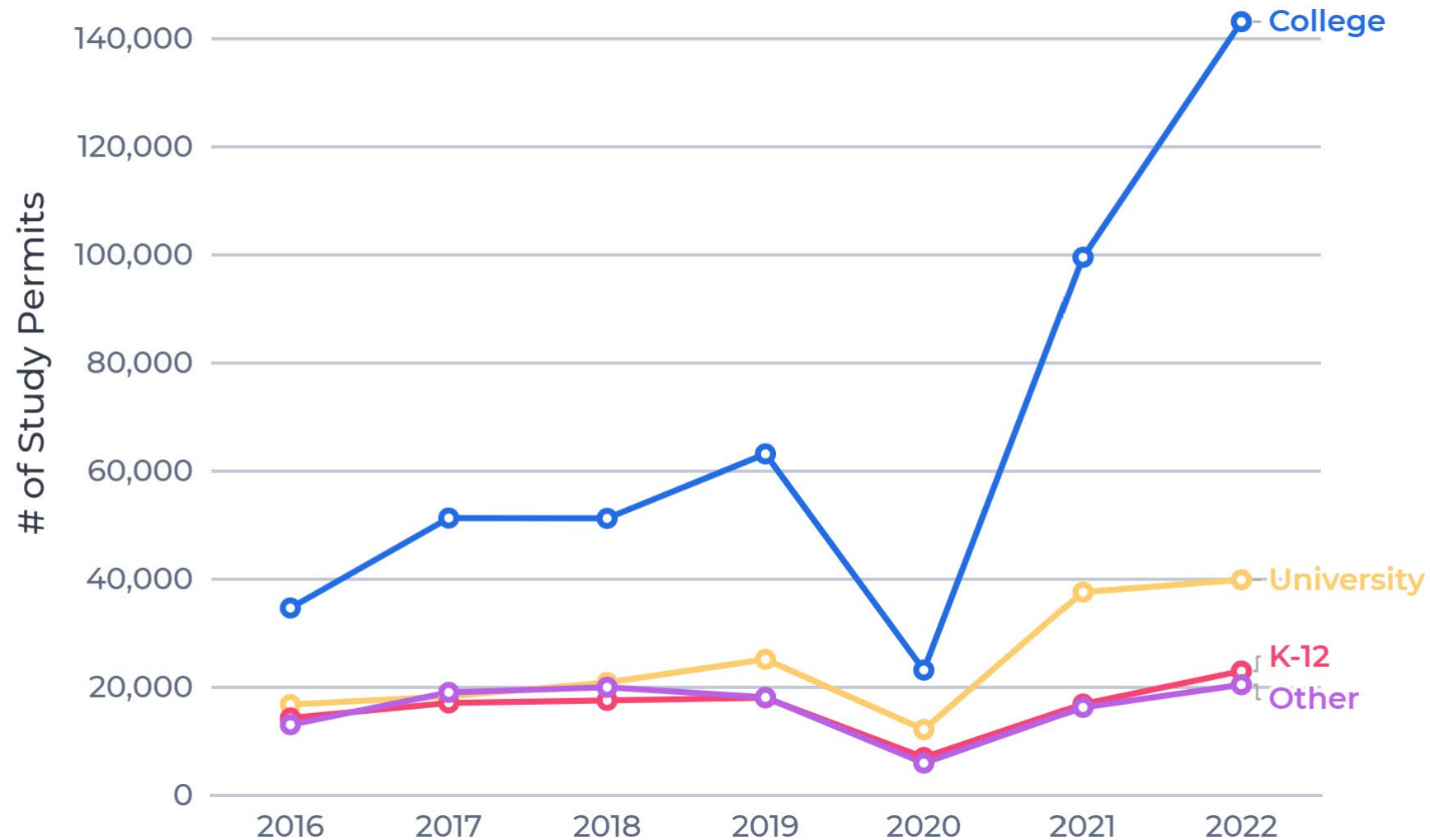
- University enrolment is driven by student choice and labour market demand
- Since 2010, enrolment in **STEM** has increased by **68%** and enrolment in **health programs** has increased by **38%**

Population Growth in Ontario by Year and Source, Number of Persons, July 1-June 30 Each Year



Source: Mike Moffat, [Working Together to Build 1.5 Million Homes](#), August 17, 2023

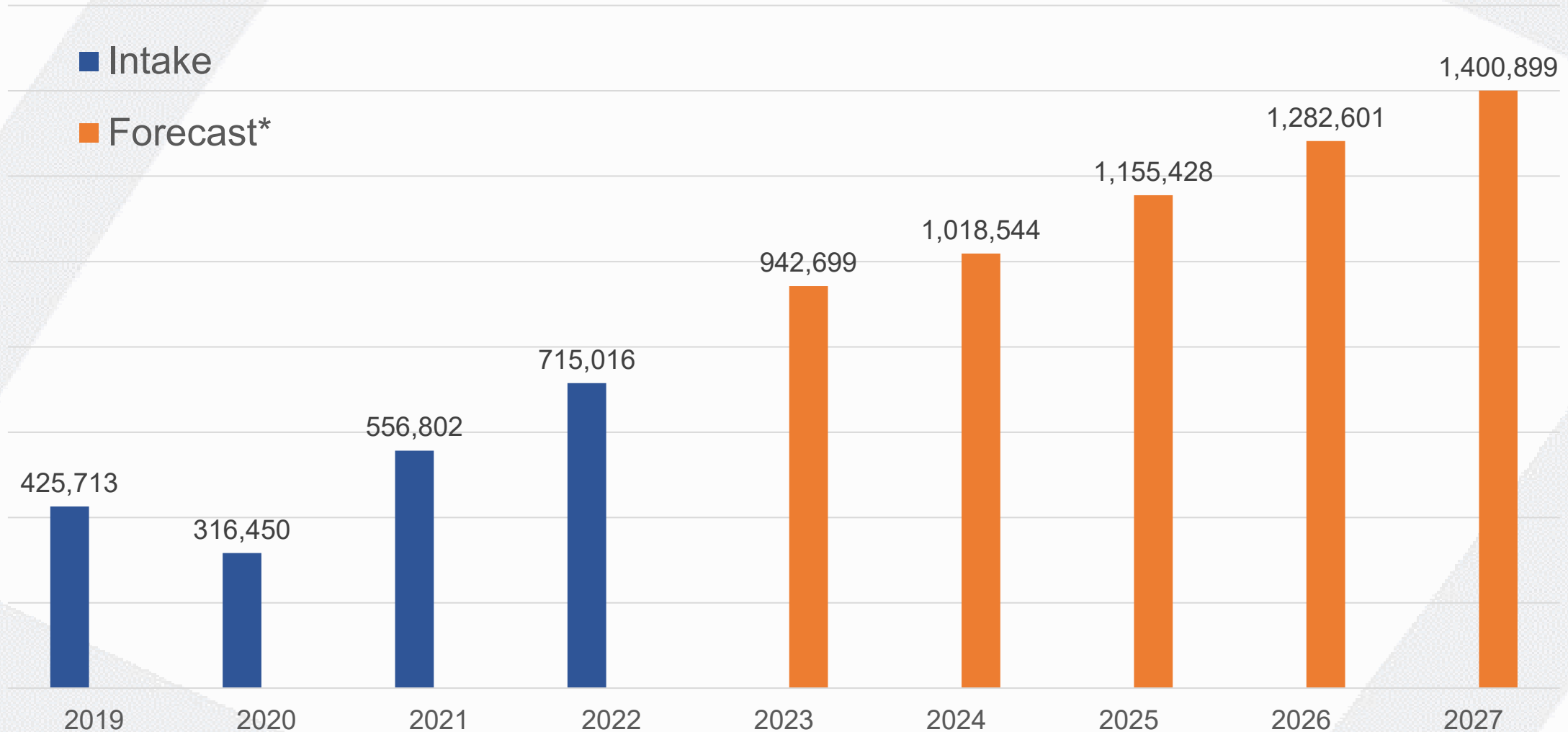
New Study Permits Approved by Study Level, Ontario, 2016–2022



Source: ApplyBoard based on IRCC data, [Canadian Provincial Study Permit Trends – International Student Approvals in Ontario Reach Unprecedented High in 2022](#), May 5, 2023

Study Permit Applications in Canada Could Double Over the Next Five Years

International Study Permit Applications Received (Excluding Extensions)



Source: *IRCC forecast as of January 2023. Forecasts are updated every quarter and subject to change.

How Ontario's Universities are Addressing Student Housing

- Over the last five years, universities increased residential spaces by more than **6,400 spaces** – a 10% increase -- bringing the total number to more than **59,600 spaces**.
- On top of that, universities are projecting to add more than **9,000 new spaces**, or 15%, over the next five years.
- In addition, universities are working with community partners and providing support services to students to help find accommodations.
- As a result of these efforts, universities were able to meet **more than 90%** of student requests for a residence space last year.
- However, the rapid growth in the demand for housing, as well as higher interest rates, construction costs and implementation bottlenecks are making it much harder for universities to achieve these targets.

Need for a Multi-faceted Housing Plan for Students

- That is why universities are calling for a **multi-faceted plan** to ensure the sustainability of increased international students to help meet our labour force needs, including:
 - The federal government fast-tracking implementation of the “**Trusted Institution**” model where priority is given to Visa applications based on post-secondary institution performance;
 - The federal government providing **incentives and low-cost financing** so that PSE institutions can build additional housing;
 - All PSE institutions ensuring that they have **housing support plans** in place to accommodate the growth of students;
 - The Province, PSE institutions and community partners working together to find innovative solutions to provide additional housing for students; and
 - Municipalities working with PSE institutions to fast-track their student housing projects.



Understanding the Housing Supply Issue: Local Government Response

David Amborski

Director, Centre for Urban Research and Land Development
Toronto Metropolitan University

August 22, 2023

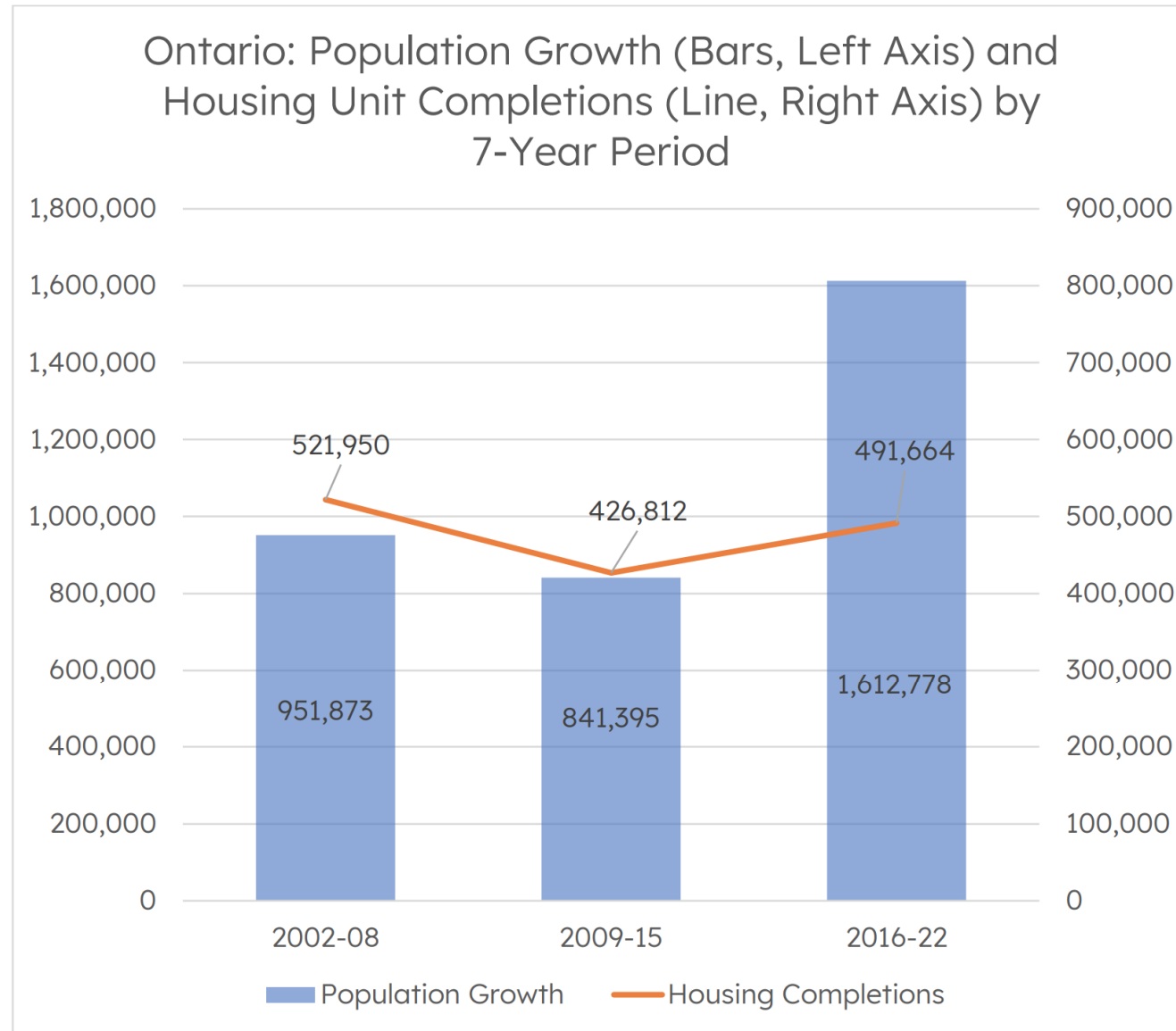
Three Points to Address

1. Understanding the Housing Issue (Supply and Affordability)
2. Assessing the Range of Housing Needs (Demand)
3. What Municipalities Need to Do

Need to Understand Supply and Demand

- The Need to Understand Economics and Planning
 - Simply..... Supply Shortages Lead to Price Increases
 - Estimating Future Demand
- Housing Supply has a lagged response...slow to adjust
- Supply Cost Inputs: Land, Labour and Capital (materials)
- The Key is Short Term “Shovel Ready”(Approved and Serviced) Land Supply
- Understanding the Range of Housing Needs and Connectivity of submarkets (Affordable Market Housing and Non-market Housing (low-income families through homeless people)

Figure 3: Population Growth and Housing Unit Completions in Ontario, by Seven-Year Period⁶



Source: Mike Moffat, [Working Together to Build 1.5 Million Homes](#), August 17, 2023

What Municipalities Could Do

- Estimate Demand/Need for the Future by Housing Type
 - Based on projected population growth
- Develop a Land Needs Analysis by Housing Type
 - For the Official Plan
- Build Infrastructure Expansion Requirements into the Capital Budget
- Monitor Approvals and Short-Term Land Supply (PPS and Bill 23)
- Facilitate infill, "missing middle", development...Remove Exclusionary Zoning
- Facilitate Secondary Suites
- Address NIMBYism

What Municipalities Could Do

- Address Affordable Housing By:
 - Levering “Public” Municipal Land
 - Applying tools such as Inclusionary Zoning
 - Using Partnership Approaches with other levels of government, NGO’s, and the private sector
- Develop a Strategy/Approach to Improve the Efficiency of the Approvals Process
- Access the National Housing Strategy ***Accelerator Fund***

Summary/Conclusion

- The Response to the Housing Issue Requires a Multifaceted Coordinated Response from all Levels of Government, Municipal, Provincial and Federal.
- Municipalities May Address their Approach to the Housing Supply Issue by the Development of a “Housing Action Plan”, as some have already undertaken

The Hamilton Housing Sustainability & Investment Roadmap: A University-Municipality Partnership

James R. Dunn, Ph.D.

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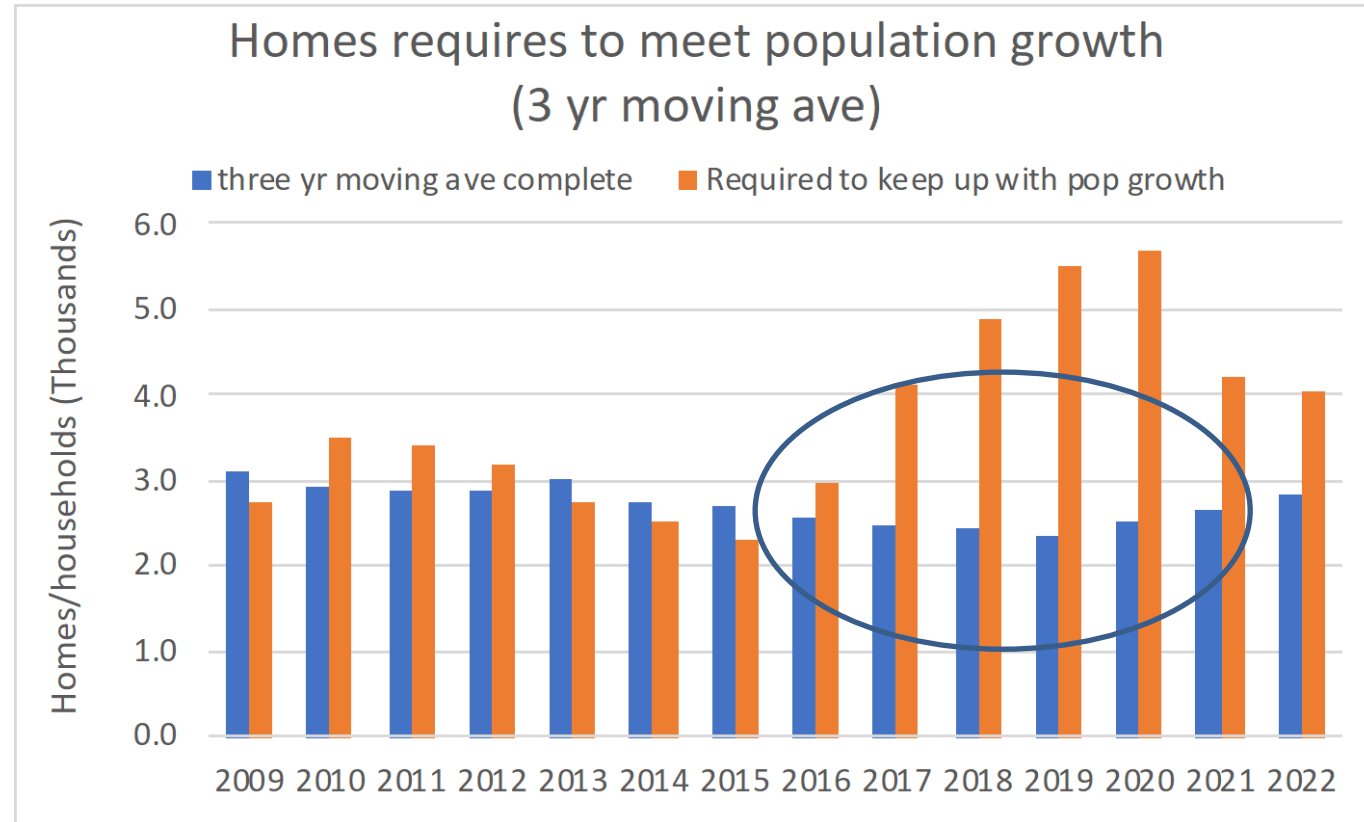


Confronting the Challenge of Affordable Housing in Hamilton

- University ~ municipality collaboration since 2010
 - Neighbourhood Action Strategy research & evaluation (to 2015)
 - Leadership of anchor institutions group since 2010 (JD) – this group already engaged in High Acuity Supportive Housing initiative
 - 10-month collaboration on affordable housing implementation plan (2022-23)
- Underlying fundamentals of the problem
 - Housing demand rapidly increasing but supply is inelastic – can't build your way out of the problem;
 - Interdependencies b/w parts of the sector => need both direct & indirect actions (e.g., students, home ownership, rent assistance)
 - Stock management problem in a predominantly market-based system
 - Need to **simultaneously address acute needs & system reform**



Too many (new) people; not enough new homes (Hamilton data)



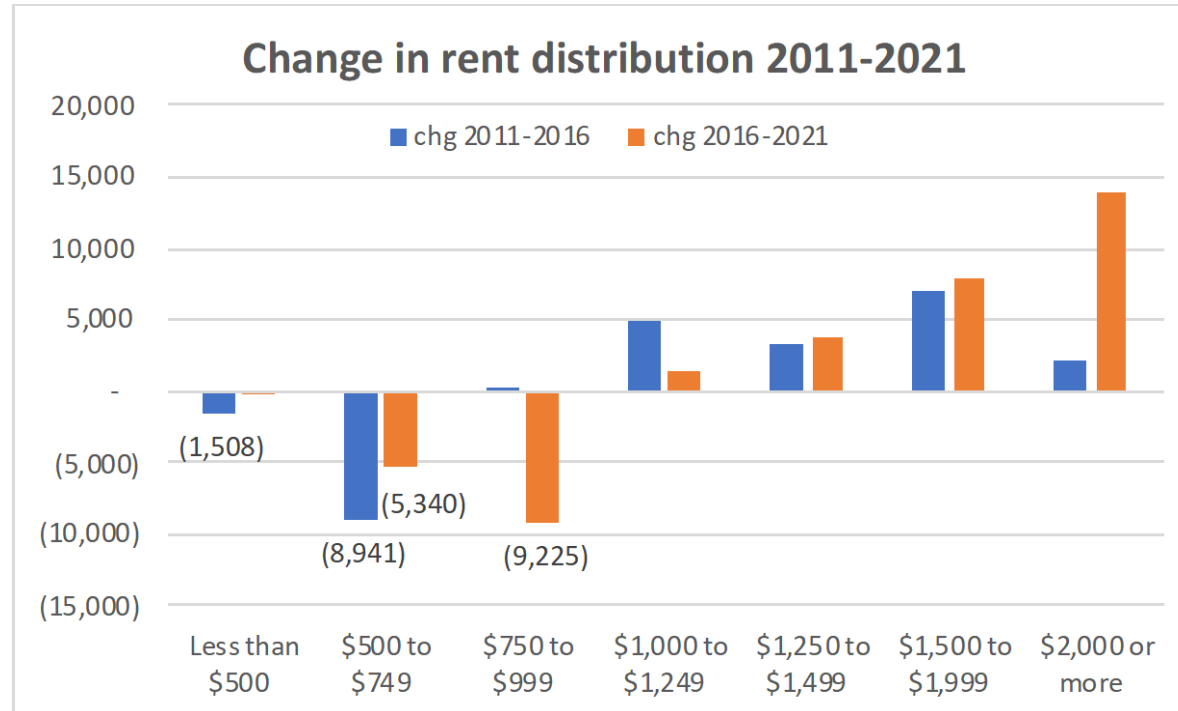
Focus Consulting Inc.

Need to expand new home construction from average last five years of 3,400 up to 4,800/yr - an increase of 28%



Erosion of lower rent stock

While not building enough – also losing affordable

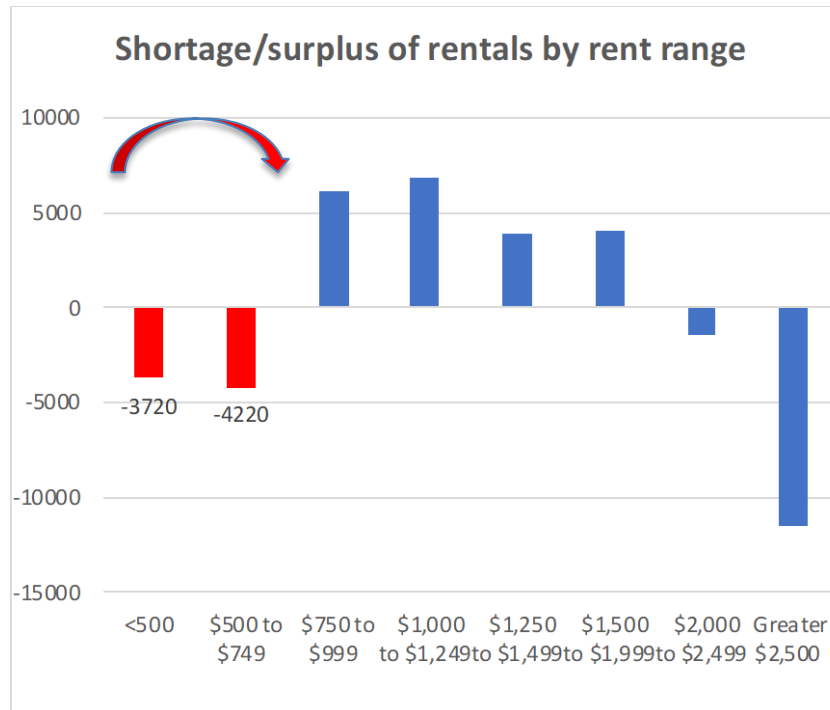


Focus Consulting Inc. & CHEC

Absolute lack of low rent units

Compares rental units needed at 30% income to those that exist (but already occupied)

Hamilton example



Focus Consulting Inc. & CHEC

- As a result of erosion and inflating rents comparing the number of units required based on incomes at 30%, Hamilton has an absolute shortfall of almost 8,000 homes under \$750 (national number is 340,000)
- Options to address include rental assistance (not just building new at low rent)

Problem Summary

- Need policy to address housing *system failure*
- Significant increased demand for rental housing, exacerbating affordability issues: interdependency
 - Insufficient low-rent supply – homelessness entry & exit
 - More difficult for households to exit renting to ownership
 - Short-term rentals taking and keeping supply out of the market
 - Immigration, non-permanent residents (incl. students) increasing demand
- Deep affordability is expensive, allows help for fewer people and fails to address upstream factors
 - Need to strategically increase supply in specific segments without public \$
- Stock management problem in a predominantly market-based system => need to grow non-market sector
- Need to **simultaneously address acute needs & system reform**

Housing Sustainability & Investment Roadmap

- Guided by 'four pillars' framework for affordable housing
 - Construction, Acquisition, Preservation/Retention, Supports

Four Pillars of the Roadmap

New Construction

- Build moderately affordable units
- Increase planning incentives
- Identify land and integrated developments
- New financing strategies
- Support current Indigenous-led projects & future growth
- Grow internal organizational capacity for consistent development 'pipeline'

Acquisition

- Strategic purchase of "at-risk" affordable market units
- Business case analysis for land and/or under-utilized buildings
- Create Acquisition Assistance Fund and nimble process with social purpose lenders and philanthropic sector

Preserve & Maintain Existing Affordable Units

- Asset rationalization study – all City and non-profit providers
- Repair existing RGI units
- Policies to increase non-profit provider access to equity
- Review and rationalize tenant and landlord support programs
- Portable Housing Allowances
- Policies to protect market rental units

Provision of housing-based supports

- New supportive housing units
- Increase supports for people with high acuity needs
- Invest in ending chronic homelessness
- Transform the RCF system to meet tenant needs

Housing Sustainability & Investment Roadmap

- A strategic framework & a systems approach to the housing & homelessness ecosystem
- Guided by 'four pillars' framework for affordable housing
 - Construction, Acquisition, Preservation/Retention, Supports
- New Housing Secretariat will be the 'nerve centre':
 - Internal/external coordination on affordable / non-market housing
 - Comprehensive, analytical approach to interdependencies in sector
 - Strategic leadership for cross-sectoral / multi-level action
 - Annual action plan & reporting, with in-year flexibility for opportunism
 - A mechanism for setting goals and monitoring progress – not just 'one-offs'
- HSIR complements Housing & Homelessness Action Plan and municipal growth planning for ownership market





Canadian Housing Evidence Collaborative

www.chec-ccrl.ca



Engaging Student Innovators

Partnering to Address Housing Challenges through
University Research and Innovation

AMO 2023

AVAILABILITY and **AFFORDABILITY**

- Dramatic upward pressure on prices – diminished urban-rural price differential
- Low construction activity - supply of materials and labour shortages, cost of construction
- Full range of options for different demographics
- Infrastructure lacking in areas – high energy, O&M costs
- North – short building season and high transportation costs
- Aging housing stock, repairs



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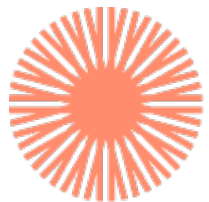
Laurier



I believe that people who will come up with creative solutions to solve the world's biggest problems... will NOT be experts in their fields.

*The real disrupters will be those individuals... who approach challenges with a clean lens, bringing together diverse experiences, knowledge, and opportunities... I believe that **nonexpert individuals will drive disruptive innovation.***

- Naveen Jain



**KUPONYA
INNOVATIONS**
HEALING CLIMATE & COMMUNITY



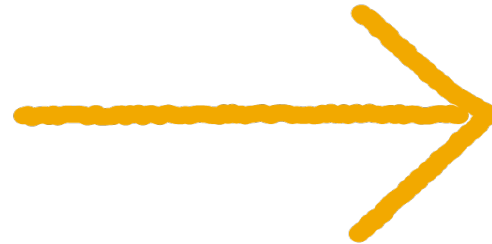


39% of global carbon emissions



"The industry that is building homes is simultaneously displacing people from their homes"

1/3 of the world's overall waste



National Housing Standards

- Adequacy
- Suitability
- Affordability

Climate Resilient

Sustainable

Extreme Cold

Short Building Season

Logistical Constraints

National Housing Standards

- Adequacy
- Suitability
- Affordability

Climate Resilient

Sustainable

Extreme Cold

Short Building Season

Logistical Constraints





450K+ Plastic Bottles
Effective R40

Eliminate Waste
Airtight
Watertight
<2 Days



Reusable
Thermosyphons



Waterproof
4x faster



Sustainable
Fire Retardant



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