



— **OBCM** —  
Ontario's Big City Mayors

### **Motion - Consideration for Building Faster Fund Eligibility Requirements**

Moved by Mayor Shaun Collier - Ajax

**WHEREAS** the Building Faster Fund (BFF) was announced on August 21, 2023, to commit \$1.2 billion over three years to support housing-enabling infrastructure and other related costs that support community growth to municipalities that reach at least 80 per cent of their annual housing targets;

**AND WHEREAS** OBCM sees the Building Faster Fund as a housing accelerator incentive program and not a resolution to the discussion of being made whole for any municipal costs or shortfalls associated with other provincial government legislation/regulations;

**AND WHEREAS** the Ministry of Municipal Affairs and Housing (MMAH) has indicated that they will not count a housing start toward the target until a developer pulls the permit;

**AND WHEREAS** municipalities can fast track approvals, but do not build homes;

**AND WHEREAS** due to issues beyond the control of municipalities (high interest rates, mounting material costs, labour shortages, utilities etc.), the pulling of permits by developers may be stalled;

**AND WHEREAS** the ministry's method of counting housing starts will directly impact municipalities' ability to reach the housing targets required to access much needed funding;

**AND WHEREAS** Ontario's Big City Mayors (OBCM) have advocated for a collaborative approach to building homes;

#### **NOW THEREFORE BE IT RESOLVED THAT**

OBCM send the attached letter (ATT-1) to the Minister of Municipal Affairs and Housing, the Honourable Paul Calandra, outlining concerns about the BFF eligibility criteria and requests municipal participation in the creation of new the eligibility criteria; and that

A copy of this motion be sent to the Association of Municipalities of Ontario and all OBCM members.



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The Honourable Paul Calandra

Minister of Municipal Affairs and Housing

[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Dear Minister Calandra,

On behalf of Ontario's Big City Mayors (OBCM) I want to thank your government for the creation of the Building Faster Fund (BFF) to help Ontario municipalities meet our housing targets. These funds are essential for our 29 member municipalities to be able to provide the servicing and infrastructure needed to meet our housing goals by 2031.

OBCM is pleased to see the commitment of \$1.2 billion dollars over the next three years in the Building Faster Fund, but we have concerns about the eligibility criteria in place to access these funds.

The Ministry has indicated that it will not count a housing start until a developer pulls the permit. While municipalities can fast track approvals, they do not build homes. Due to issues beyond our control (high interest rates, mounting material costs, labour shortages, etc.), developers have stalled the pulling of many of these permits. This directly impacts our member municipalities' ability to reach the annual housing target required to access this much needed funding.

These issues were also the focus of the recent housing report *Working Together to Build 1.5 Million Homes* (attached to this letter), released by Dr. Mike Moffatt's the PLACE Centre in collaboration with OBCM. In this report, we ask the Province of Ontario to bring all members of the home building process together (e.g., all three levels of government, developers, builders, labour, the higher education sector, the financial services industry, and not-for-profit groups) to create a mutually agreeable plan to reach our shared goal of building 1.5 million homes. It is critical that this plan includes an accountability framework for identifying the barriers to building, and a schedule of annual meetings to allow for us to work together to find solutions for housing delays.

We have heard from our membership on this and understand that you have as well, including most recently a letter from Mayor Shaun Collier from the Town of Ajax.

We all share the same goal; to build more homes for our residents. We hope that you and the Premier, the Honourable Doug Ford, will consider this issue and include the municipal sector in discussions on changes to the eligibility criteria for the Building Faster Fund, and consider our perspective as you look at how to best support municipalities and our joint effort to move the housing portfolio forward.



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Thank you again for your collaborative approach to getting homes built and for your recognition that local leaders are best positioned to make growth decisions for their communities.

Sincerely,

Marianne Meed Ward, Mayor of Burlington

Chair, Ontario's Big City Mayors

cc. Hon. Doug Ford, Premier of Ontario

Hon. Rob Flack, Associate Minister of Housing