



Motion on Advocacy for Accurate and Timely Housing Data to Inform Policy and Funding Decisions

Moved by Mayor Burton, Town of Oakville

Seconded by Deputy Mayor Lee for Mayor Collier, Town of Ajax

WHEREAS the Building Faster Fund (BFF) was established by the Province to incentivize municipalities to meet their housing targets, with funding contingent on achieving specific annual housing starts benchmarks; and

WHEREAS accurate and timely data on housing starts is critical for municipalities to qualify for BFF funding and for informing provincial policy and funding decisions; and

WHEREAS discrepancies have been identified between the housing start data reported by the Canada Mortgage and Housing Corporation (CMHC); and

WHEREAS municipalities' internal data shows significant undercounting of housing starts reported by CMHC, highlighting the need for transparency, more accurate data reporting mechanisms and collaboration; and

WHEREAS due to a CMHC undercount totaling more than 2,350 units, municipalities of Ajax, Cambridge, Clarington and Oakville not qualifying for 2023 BFF funding despite surpassing thresholds of their 2023 housing targets; and

WHEREAS CMHC has acknowledged the lag and oversight in its data collection methods in correspondence with municipalities but refuses to revise their 2023 housing data; and

AND WHEREAS inaction by the CMHC has jeopardized \$23.3 million in provincial funding for Ontario municipalities.

THEREFORE, BE IT RESOLVED THAT the Ontario Big City Mayors call on the Federal Government and the Canada Mortgage and Housing Corporation to:

1. **Course Correct and Restate the Accurate Housing Start Numbers:** Promptly address discrepancies in housing start data and the restatement of 2023 housing start numbers to include overlooked housing starts such as accessory dwellings.
2. **Support Accurate and Timely Data Collection:** Implement and modernize measures to ensure housing start data is collected and reported accurately and promptly, minimizing lags and oversights.
3. **Ensure transparency in data collection and reporting processes:** CMHC explain its data collection methods, calculations, and enumerator counts, especially concerning housing starts. CMHC to adopt transparent reporting practices, including the public disclosure of any errors in data collection or reporting. This will restore trust and confidence in the integrity of CMHC's data and reporting.



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4. **Enhance Coordination with Municipalities:** Collaborate closely with municipalities to understand local data collection methods and incorporate municipal data, such as first inspection records, into CMHC's housing start counts.
5. **Ensure Municipalities Receive the Funding they have Achieved:** Ensure that municipalities receive the provincial funding they are entitled to based on accurate housing start counts, enabling them to support local housing initiatives effectively by providing the restated accurate data to the Ministry of Municipal Affairs and Housing.

BE IT FURTHER RESOLVED THAT the Ontario's Big City Mayors call on the Provincial Government to:

1. Work with municipalities and CMHC to revisit data from the 2023 BFF Program Year and make good on payments to municipalities resulting from faulty data.
2. Confirm whether housing units created in retirement homes, post-secondary institutions and in transitional housing will be included in its housing supply count.
3. Include a breakdown of the categories they use in their Housing Supply Progress Tracker, specifically Accessory Residential Units and Long-Term Care Units.
4. Consider basing future versions of the Building Faster Fund on permits issued, a metric municipalities are responsible for.

BE IT FURTHER RESOLVED THAT copies of this motion be sent to:

- The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities;
- The Honourable Paul Calandra, Ontario Minister of Municipal Affairs and Housing and Ministry of Legislative Affairs;
- All local Members of Parliament and Members of Provincial Parliament representing the impacted municipalities;
- The Canada Mortgage and Housing Corporation (CMHC);
- The Association of Municipalities of Ontario (AMO); and
- The Federation of Canadian Municipalities