

**Ministry of
Municipal Affairs
and Housing**

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234-2024-786

March 27, 2024

Your Worship
Acting Mayor Joe Horneck
City of Mississauga
joe.horneck@mississauga.ca

Dear Acting Mayor Horneck:

Thank you for your recent correspondence regarding the Building Faster Fund and the ministry's assessment of Mississauga's 2023 housing performance. I appreciate the time you have taken to write, and I appreciate your support for our joint goal of building at least 1.5 million homes by 2031.

We have heard from many municipalities that your biggest obstacle in building homes is infrastructure. That is why we are making historic investments in housing- and community-enabling infrastructure to get more homes built across the province, including the Building Faster Fund and the Ontario Community Infrastructure Fund. In addition, Premier Ford recently announced a new \$1 billion Municipal Housing Infrastructure Program as well as a quadrupling of the provincial Housing-Enabling Water Systems Fund to \$825 million. More information about the new program, including eligibility and application intake details, will be announced later this year.

I know that municipalities, including the City of Mississauga, have undertaken significant initiatives to implement and complement provincial actions and get more shovels in the ground, faster.

The Building Faster Fund assesses performance against housing targets using new housing starts, as well as new and upgraded long-term care beds and additional residential units created by renovating or converting existing residential and non-residential buildings to residential uses. Data on housing starts and additional residential units is collected and published by the Canada Mortgage and Housing Corporation (CMHC). Data on long-term care beds is provided by the Ministry of Long-Term Care.

As communicated in my letter on February 14, 2024, if the municipality does not reach at least 80 percent of their housing target in a calendar year through these combined numbers, it is not eligible for a funding allocation through the Building Faster Fund. Having met approximately 39% of its assigned housing target for 2023, the City of Mississauga is regrettably not eligible to receive funding for this program year.

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I note your concerns with the use of Canada Mortgage and Housing Corporation (CMHC) data to assess eligibility for the Building Faster Fund. As my ministry measures progress towards meeting housing targets, we need to use consistent, validated, and regularly published data for all municipalities across the province. Further, a permit is not a shovel in the ground or a home to live in.

CMHC uses a consistent methodology nationally and publishes data for starts and conversions on a monthly basis. CMHC also has a very robust data collection and verification system that ensures that units counted as a start have actually begun construction (usually defined by the pouring of a foundation). Potential construction sites are first identified through building permit data. CMHC staff then visit the sites to confirm that new residential units have reached set stages in the construction process. Other approaches are also used (e.g., local sources, other field enumeration procedures) where there are no building permits.

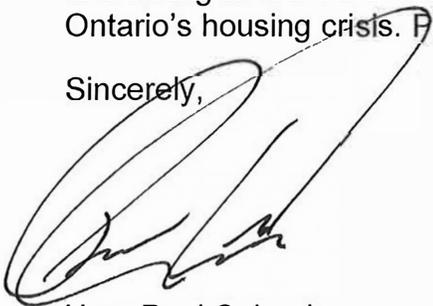
Given the above, we will continue to use CMHC housing starts and conversions data (in addition to long-term care data provided by the Ministry of Long-Term Care) to track progress for the purposes of evaluating performance for the Building Faster Fund. All municipalities are judged by the same metrics, and we applaud those that are meeting or exceeding targets.

My ministry is working with the Association of Municipalities of Ontario and the City of Toronto to develop a coordinated process to engage CMHC on questions and issues associated with housing starts and conversions data identified by various municipalities. We look forward to working with the municipal sector to resolve any outstanding questions or issues they may have.

Additionally, we will continue to explore data sources for tracking the numbers of other institutional types of housing such as student residences and retirement homes for future program years and commit to engaging municipalities on the same.

Once again, thank you for writing and sharing your thoughts with us. We remain ready and willing to work with municipalities to meet their housing pledges and address Ontario's housing crisis. Please accept my best wishes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Calandra', written over a large, light-colored oval shape.

Hon. Paul Calandra
Minister of Municipal Affairs and Housing