

7.3 - Affordable Housing Funding Decisions

Audit Objective: The objective of this audit was to determine if the Affordable Housing and Homelessness Section makes funding proposals to Council that are effective at addressing the affordable housing needs of the City.

Audit Scope: Funding recommendations made by the Affordable Housing and Homelessness Section relating to the Affordable Housing Tax Grant program, the Affordable Housing Investment Program, and the sale of City-owned land at below market rates.

Overall Conclusion: Overall, the Affordable Housing and Homelessness Section has met the audit objective. However, there are areas to improve their effectiveness.

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Recommendations to the Social Development Branch:

1. Improve the AHIP grant application review and scoring process guidance and supporting documentation retention. This should include:
 - Guidance on when internal subject matter expert input is required and what information they should be commenting on.
 - Retaining documentation to support scoring decisions.
 - Retaining the documentation for how the percentage funded was decided.
2. Review individual AHIP grant application scores to prevent errors.
3. Improve the AHIP grant agreement monitoring process, to confirm recipients are fulfilling their responsibilities and meeting the obligations set out in their agreement.
4. Develop affordable housing guidelines for the sale of land at below market rates, including when and which evaluation criteria are used, and minimum expectations to proceed with the sale.
5. Develop and use methodology to monitor and track below market land sales affordable housing agreement obligations to consistently confirm that recipients are fulfilling their responsibilities.