



Committee Report

To:	Warden Milne and Members of Committee of the Whole
Committee Date:	January 12, 2023
Subject / Report No:	CSR-CW-03-23
Title:	Canadian Mortgage and Housing Corporation Contribution Fund Agreement
Prepared by:	Anne Marie Shaw, Director of Community Services
Reviewed by:	Kim Wingrove, CAO
Lower Tier(s) Affected:	
Status:	Recommendation adopted by Committee as presented per Resolution CW15-23; Endorsed by County Council January 26, 2023, per Resolution CC11-23.

Recommendation

1. That staff report CSR-CW-03-23 pertaining to contribution funds through the Canadian Mortgage and Housing Corporation for 14th Street Supportive Housing project be received; and
2. That the Warden and Clerk be authorized to execute an agreement with the Canadian Mortgage and Housing Corporation for \$600,000 in National Housing Co Investment Funds/Contribution Fund; and
3. That action be taken prior to council approval as per Section 26.6 b of Procedural By-law 5134-22.

Executive Summary

Grey County acquired 396 14th Street W Owen Sound in January 2022 to convert into much needed supportive housing units. An application for National Housing Co- Investment Fund: Contribution Fund through Canadian Mortgage and Housing Corporation was successful in the amount of \$600,000. The National Housing Co Investment Fund: Contribution Fund provides a top up fund for projects with existing funding commitments.

Grey County is required to enter into a contribution agreement with Canadian Mortgage and Housing Corporation to receive the funding. There is a tight turnaround time for the finalization of the contribution agreement therefore staff is requesting the agreement be signed prior to council approval as per Section 26.6 b of Procedural By-law 5134-22.

Background and Discussion

Grey County acquired 396 14th Street W Owen Sound in January 2022 to convert into much needed supportive housing units. The property will provide housing and on-site supports to 12 individuals on the Grey County By Name List that are experiencing homelessness. Allan Avis Architects was retained to design the renovation of the existing building and oversee the construction. A request for proposal (RFP) for general contractor services was released on June 28, 2022, closing July 26, 2022. JP Commercial Contractors were awarded the contract, with a bid of \$3,743,000 exclusive of HST.

The renovation is progressing well and on time. It is expected to be completed in April 2023 with an occupancy date of June 2023.

Construction Financing will come from a number of sources. There are funds remaining in the Social Services Relief Fund (SSRF), Ontario Priorities Housing Initiative (OPHI) the Co Investment Contribution Fund through Canadian Mortgage and Housing Corporation. The remainder will be financed through an external or internal debenture.

An application for National Housing Co Investment Fund: Contribution Fund through Canadian Mortgage and Housing Corporation was successful in the amount of \$600,000. The National Housing Co Investment Fund has a contribution-only fund available for new affordable housing builds. The funding is available as a top up fund when most of the project funding has been secured. To be eligible for the funding the project must be affordable, have a minimum of 5 units, have funds from another level of government, meet accessible and energy efficiency targets and prove financial viability.

Grey County is required to enter into a contribution agreement with Canadian Mortgage and Housing Corporation for the funds. There is a tight turnaround time for the agreement therefore staff is requesting the agreement be signed prior to council approval as per Section 26.6 b of Procedural By-law 5134-22.

Legal and Legislated Requirements

None.

Financial and Resource Implications

\$600,000 in Contribution Fund through CMHC for Construction financing of 14th Street Supportive Housing project.

Relevant Consultation

- Internal (list)
- External (list) Canadian Mortgage and Housing Corporation

Appendices and Attachments

[HDR-CW-15-22 396 14th Street Supportive Housing Project RFP Results](#)