



# Committee Report

<b>To:</b>	Chair Hicks and Members of Grey County Affordable Housing Task Force
<b>Committee Date:</b>	September 21, 2020
<b>Subject / Report No:</b>	HDR-AF-09-20
<b>Title:</b>	Owen Sound Housing Company Odawa Heights Update
<b>Prepared by:</b>	Anne Marie Shaw, Director of Housing
<b>Reviewed by:</b>	Kim Wingrove
<b>Lower Tier(s) Affected:</b>	
<b>Status:</b>	Recommendation adopted by Task Force as presented per Resolution AF07-20; September 21, 2020; Endorsed by Committee of the Whole October 8, 2020; Endorsed by County Council October 22, 2020 per Resolution CC84-20;

## Recommendation

- 1. That Report HDR-AF-09-20 regarding an Odawa Heights update be received for information.**

## Executive Summary

This report provides details on the first and second phases of the affordable housing development of Odawa Heights in Owen Sound and an update on the progress of phase three.

## Background.

Owen Sound Housing Company (OSHC) responded to an RFP from the County of Grey to create affordable housing in 2016. At the time OSHC had land and proposed to build a mix of 90 plus affordable and market housing units on the site. Currently OSHC has site plan approval for Odawa Heights consisting of 90+ units of affordable and market units. Phase One was completed in 2018, Phase Two in 2019 and Phase Three is set to start in 2020.

The first phase of the development was a 28-unit design composed of 18 townhouses and 10 apartments. Of the 18 townhouses, six are considered accessible and the remaining units are designed for aging in place. All units have walk in showers and

grab bars in the bathroom. In Phase One, 22 of the units are rented at affordable rental rates and six are rented at attainable market rent. Currently an one-bedroom affordable unit rents for \$600 and a two-bedroom rents for \$713. Attainable market rents are \$759 for a one bedroom and \$973 for a two bedroom. Phase one opened in July 2018.

The second phase of this development was completed in July 2019 and consists of eight units and a community room. Of the eight units, six are rented at affordable rental rates and two are rented at the attainable market rent.

### **Phase Three: 60 Unit Apartment Building**

The third and final phase of the Odawa Heights development is a 60-unit apartment complex. Owen Sound Housing Company received funds under the Canada Ontario Community Housing Initiative (COCHI) to develop phase three of Odawa Heights consisting of 60 rental units, 43 of which are affordable and 16 at market rent. The funds received through the COCHI program in the amount of \$6.2 will go towards the total build amount of approximately \$13 million.

The apartment complex has received site plan approval from the City of Owen Sound and a building permit has been issued. In mid August, the Owen Sound Housing Company Board reviewed tender submissions from local bidders and the contract was awarded to Allen-Hastings Limited. The Board is currently working with Allen-Hastings Limited to finalize the general contract conditions and it is hoped to have the contract signed by late September. The site of the apartment complex has been fenced by the contractor with hopes that some of the field and excavation work can commence before the snow flies later this fall.

The unit composition of the apartment complex is 32 one-bedroom units and 18 two-bedroom units. Of these 60 units, nine are accessible units and the remaining are being built with aging in place guidelines. All will have shower stalls and grab bars, raised electrical outlets and lowered light switches and 38" doorways for accessibility.

The building itself will have 6 ft wide hallways, a mail room, parcel delivery room, amenity room, laundry facilities, small administrative office, garbage/moving area and a scooter/bicycle indoor storage area. The scooter/bicycle storage area will have controlled private entrance where residents can safely store their scooter and charge it while transferring to their indoor equipment to allow them to travel to their apartment. This room will be able to accommodate 10 scooters as well as 10 bicycles.

While the final rental costs have not yet been determined, it is estimated that a one-bedroom affordable unit will cost \$635 and a two- bedroom affordable unit will cost \$740. The attainable market rents are estimated to be \$820 for a one bedroom and \$1,200 for a two-bedroom unit. It is anticipated that occupancy will occur early in 2022.

Once phase three is completed a total of 96 affordable and attainable units will be completed.

## Legal and Legislated Requirements

none

## Financial and Resource Implications

none

## Relevant Consultation

- Internal:
- External: Owen Sound Housing Company

## Appendices and Attachments

[HDR-CW-06-20 Short Term Loan Owen Sound Housing Company](#)

**Picture of OSHC ODAWA HEIGHTS**

