

To:	Warden Hicks and Members of Grey County Council
Committee Date:	November 14, 2019
Subject / Report No:	HDR-CW-12-19
Title:	Ontario Priorities Housing Initiative and Canada Ontario Community Housing Initiative Funding Allocation
Prepared by:	Anne Marie Shaw, Director of Housing
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	All Municipalities
Status:	Recommendation adopted by Committee as presented per Resolution CW215-19; Endorsed by County Council November 28, 2019 per Resolution CC97-19

Recommendation

1. That report HDR-CW-12-19 pertaining to Ontario Priorities Housing Initiative and Canada Ontario Community Housing Initiative funding allocation be received; and
2. That \$829,320 in Ontario Priorities Housing Initiative funding be brought forward and approved for use in 2019, and
3. That any additional funds made available to Grey County Housing under the Canada Ontario Community Housing Initiative funding be approved for use in 2019, and
4. That a By-law be prepared authorizing the Warden and Clerk to execute the amended Canada Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) Transfer Payment Agreement with the Ministry of Municipal Affairs and Housing.

Executive Summary

The final phase of the Odawa Heights development being constructed by the Owen Sound Housing Corporation is a 54-unit apartment. The 36-units in the first two phases are complete. The province has provided Grey County with the opportunity to accelerate the completion of the final phase of the project.

Under the Ontario Housing Renewal Strategy programs COCHI and OPHI, Grey County received allocations to develop affordable housing through the Owen Sound Housing Company for 2019, 2020 and 2021. Under a revised Transfer Payment Agreement, Grey County would be

permitted to flow these allocations now and access some additional funding to complete the Owen Sound Housing Company build. The amount of additional funding has not been confirmed at this point but due to tight timelines to access the funding, Council approval to amend the current Provincial Transfer Payment Agreement is required.

Background and Discussion

The Owen Sound Housing Company is a local non-profit housing provider as defined by the Housing Services Act, 2011. Owen Sound Municipal Non-Profit Housing Corporation provides management services for their various properties. The same board governs both entities.

They are a leader in Grey County for constructing and operating social housing and affordable housing and have been operating for over sixty years. Owen Sound Housing Company owns 230 townhomes and apartment units in the City of Owen Sound.

In 2016, Owen Sound Housing Corporation was one of the successful respondents to an Expression of Interest put out by Grey County for new affordable housing units under the federal provincial Investment in Affordable Housing program and Social Infrastructure Fund. Owen Sound Housing Company's successful proposal for construction of the project known as Odawa Heights (<https://www.grey.ca/affordable-housing/affordable-housing-locations/odawa-heights>), came with site plan approval for 90 units in three or four phases of development.

The initial funding supported 28 one- and two-bedroom townhouse style units as either ground level accessible units or 2 storey stacked apartments. Of the original 22 affordable units, there were 15 one bedrooms and 7 two bedrooms. Twelve of the units were barrier free accessible units for seniors and persons with disabilities. Support services are available on site. In 2017, the County provided a short-term construction loan of \$800,000 from the Housing Capital Reserve to get the project through to completion, which was repaid in in 2018. In 2018, the province provided an additional \$880,000 and in 2019 an additional eight units and a community room were completed.

Additional Funding

The final phase of the Odawa Heights development is a 54-unit apartment building. The province has funds remaining at the end of this year in the COCHI program. The Owen Sound Housing Company qualifies for the additional funds as it is ready to sign an agreement, meaning the project has site plan approval, requires no further planning approvals and is shovel ready. To access COCHI funds you must be a non-profit housing provider and the affordable units must be offered to applicants on the Grey County community housing wait list. The additional funding will allow the 54-unit apartment building to move forward in one phase. The build will consist of 43 affordable units and 11 market units. The units are a mix of one- and two-bedroom units. Eight of the 54 units will be accessible units.

To flow the funding to the County of Grey from the Province an amended Transfer Payment Agreement (TPA) is required. The TPA requires a bylaw be prepared authorizing the Warden and Clerk sign the agreement. The agreement is a standard agreement between the County and the Province, and the original was vetted through our agreement process.

Ontario Priorities Housing Initiative (OPHI)

The Ontario Priorities Housing Initiative (OPHI) aims to address local housing priorities such as repair of existing units and new construction. Grey County entered into an agreement with the Province to deliver the Ontario Priorities Housing Initiative. In report HDR-CW-09-19 council committed to the following as a delivery plan for the OPHI program in order to support the completion of the 54-unit apartment building.

Program	2019-20	2020-21	2021-22
OPHI Funding	723,600	374,900	583,600
Rental Build	687,420	356,155	454,420
Rent Supplement	0	0	100,000
Ontario Renovates	0	0	0
Secondary Suites	0	0	0
Homeownership	0	0	0
Administration 5%	36,180	18,745	29,180
Total	723,600	374,900	583,600

The ability to flow the three years of funding now is a benefit to Grey County and Owen Sound Housing Company as the funds allocated can be provided up front instead of over multiple years and only one agreement is required.

The Ontario Priorities Housing Initiative unbudgeted funding amount of \$829,320 that is requested for approval in this report includes \$356,155 in rental build and \$18,745 in administration funding from the 2020-21 allotment as well as \$454,420 in rental build from the 2021-22 allotment. The 2019-20 allotment of \$687,420 has already been approved for use in report HDR-CW-09-19 on July 25, 2019 by the Committee of the Whole as per Resolution CW161-19 (endorsed by County Council on August 8, 2019 as per Resolution CC63-19). The 2021-22 allotment also includes \$100,000 in rent supplement and this amount, along with the administration funds, will stay in their allotted year.

Legal and Legislated Requirements

Amend the Transfer Payment Agreement with the Province.

Financial and Resource Implications

Approval that \$829,320 in OPHI unbudgeted funds be approved for use in 2019.

That additional COCHI unbudgeted funds be approved for use in 2019

The funds are 100% Provincial.

Relevant Consultation

Internal:

External: Ministry of Municipal Affairs and Housing Staff, Owen Sound Housing Company