

To: Warden and Members of County Council

From: Chief Administrative Officer

Municipal Housing Facilities Agreement with Tillsonburg Non-Profit Housing Corporation

RECOMMENDATIONS

1. That County Council authorize the allocation of up to \$1,642,600 from the Social Service Relief Fund (SSRF) – Phase 4 and \$122,100 from the Canada-Ontario Community Housing Initiative (COCHI) – Year 3, to Tillsonburg Non-Profit Housing Corporation, to support the creation of 18 affordable housing units at 31 Victoria Street, in the Town of Tillsonburg;
2. And further, that County Council authorize the Acting Director of Human Services and the Chief Administrative Officer to execute a Municipal Housing Facilities Agreement and all other necessary documents related to the proposed 18-unit affordable housing development located at 31 Victoria Street, in the Town of Tillsonburg.

REPORT HIGHLIGHTS

- The proposed development will be located at 31 Victoria Street, in the Town of Tillsonburg, and will contribute an additional 18 units to Tillsonburg Non-Profit's existing housing portfolio of 159 units.
- This proposal will maximize available funding and address the ongoing housing crises in the County.

Implementation Points

Upon Council's approval, staff will execute a Municipal Housing Facilities Agreement, including required securities any other legal documents pertaining to such, with Tillsonburg Non-Profit Housing Corporation.

Financial Impact







Staff are seeking Council's approval to allocate up to \$1,642,600 from the Social Service Relief Fund (SSRF) – Phase 4 and \$122,100 from the Canada-Ontario Community Housing Initiative (COCHI) – Year 3, for a total funding amount of \$1,764,700.

As required by the Province, SSRF and COCHI funds will be secured on title as a second mortgage, in favour of the Province.

Communications

This report deals with funding allocations from both the Federal and Provincial governments. Details of this report have been shared with the Ministry of Municipal Affairs and Housing (MMAH), the County's non-profit housing providers, County staff and local municipalities.

Strategic Plan (2020-2022)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
1.i. 1.ii.		3.iii.			

DISCUSSION

Background

On August 16, 2021, the Ministry of Municipal Affairs and Housing (MMAH) announced an additional investment of \$307 million through the Social Services Relief Fund (SSRF) and Canada-Ontario Community Housing Initiative (COCHI), to provide further support to address the housing and economic impacts of COVID-19.

Under the fourth and final phase of the SSRF program, the County received an additional funding allocation of \$1,642,600. Furthermore, an additional \$122,100 was received under the COCHI – Year 3 program. In total, \$1,764,700 in additional funding was received.

The Province released the SSRF in March 2020 for the purpose of supporting the most vulnerable individuals in our communities. Since the original release, SSRF funds have been used, and continue to be used, to mitigate ongoing risks for vulnerable people, through enhanced rental assistance and support, and long-term housing solutions, including the proposed 8-unit affordable housing project at 738 Parkinson Road.

The COCHI is a Federal/Provincial funding program that was first released in September 2019, and is available for the purpose of revitalizing and/or constructing social housing. Since 2019, a total of \$672,496 in COCHI funding has been received, with the majority allocated to support the revitalization of existing social housing projects throughout the County, as well as the creation of new housing units at 738 Parkinson Road and 1231 Nellis Street, both in the City of Woodstock.

In light of the additional funding that was received, Staff issued RFP HS 2021-02, to solicit the County's existing non-profit housing providers, who have long-term housing solutions to address the current housing crisis. In doing so, all of the County's existing non-profit housing providers had an equal opportunity to submit a proposal that sought to create new affordable housing units.

In accordance with SSRF and COCHI program guidelines, the following eligibility criteria was included in the RFP:

- The proponent and land owner must be a non-profit housing provider.
- Projects may be conventional or modular construction, and/or an expansion to an existing housing project that is currently under construction.
- Proponents must be able to sign a contribution agreement by December 31, 2021, and start construction by March 31, 2022.
- Occupancy is expected by March 31, 2023.
- The project must comply with relevant zoning provisions or the proponent must be in the process of obtaining necessary approvals.
- The proponent must have relevant experience managing similar housing in the County.
- Costing shall be appropriate and in keeping with the development proposed.

The RFP closed on October 8, 2021 and two proposals were received from Tillsonburg Non-Profit Housing Corporation and Trillium Place Co-operative of Woodstock.

Comments

The following table provides a summary of the two proposals that were submitted in response to the RFP.

Proponent	Property Location	Number of Units	Unit Types & Size	Required Planning Approvals
Tillsonburg Non-Profit Housing Corporation	31 Victoria Street, Tillsonburg	18	One-bedroom units (525 ft ²)	- Site Plan Control
Trillium Place Co-operative of Woodstock	715 Parkinson Road, Woodstock	12	One-bedroom units (588 ft ²)	- Relief is required to recognize deficient parking requirements - Site Plan Control

*Note: Concept drawings for each proposal are provided in Attachment 1.

Staff evaluated each proposal with focus on zoning compliance, construction timelines, proponent experience/qualifications, community need, location, existing waitlists and the total number of units proposed. Based on this review and related scoring criteria, staff are recommending that the SSRF4 and COCHI-Y3 funding allocation be awarded to Tillsonburg Non-Profit Housing Corporation.

Tillsonburg Non-Profit Housing Corporation is proposing an affordable housing development with a total of 18 one-bedroom units, each comprising 525 ft². The proposed development will provide affordable units for senior households (generally individuals over the age of 65) with annual earnings of \$38,000 or less. In line with the Non-Profit's existing housing projects, the proposed units will remain affordable beyond the minimum 25 year term.

In terms of review criteria, Tillsonburg Council approved a zone change application on October 25, 2021, ensuring the property is appropriately zoned to facilitate the proposed development, and the project can proceed in accordance with required timelines. Given the strict timelines associated with the proposed funding allocation, this criteria was given significant consideration.

Tillsonburg Non-Profit Housing Corporation has also been a housing provider for over 40 years, managing over 150 units within four existing housing projects in the Town of Tillsonburg. With respect to community need, the Non-Profit currently maintains a 4 to 7 year waitlist, with over 420 senior individuals seeking affordable accommodations. In light of this demand, there is a clear need for such accommodations in the Town of Tillsonburg.

The proposed project will also efficiently make use of the total available funding and provide an opportunity to support the creation of affordable housing in an area that is currently lacking such accommodations.

In accordance with the proponent's submission, the proposed project is also expected to align with the required construction timeline, as follows:

No.	Activity	Dates
1.	Municipal Housing Facilities Agreement Signed	December 1, 2021
2.	Site Plan Approval	February 2022
3.	Construction Start	March 2022
4.	Occupancy	December 2022

In support of the zone change application, the proposal was preliminarily reviewed by Planning, Public Works and Town staff. A more detailed review will take place during the site plan process.

Conclusions

The need to develop additional affordable rental housing is identified as a goal in the Oxford County Strategic Plan, County Official Plan, Future Oxford Community Sustainability Plan, County's 10 Year Shelter Plan and the Zero Poverty Action Plan.

The proposed project will have a positive impact on the community and will assist to address the existing housing crisis, specifically in the Town of Tillsonburg.

SIGNATURES

Report Author:

Original signed by _____

Rebecca Smith, MCIP, RPP
Manager of Housing Development

Approved for submission:

Original signed by _____

Michael Duben, B.A., LL.B.
Chief Administrative Officer

ATTACHMENT

Attachment 1 – Concept Drawings – November 28, 2021