

To: Warden and Members of County Council

From: Director of Human Services

Municipal Housing Facilities Agreement Amendment - 785 Southwood Way, Woodstock

RECOMMENDATIONS

1. That County Council authorize the allocation of up to \$426,000 from the Canada-Ontario Community Housing Initiative (COCHI) to Woodstock Non-Profit Housing Corporation, to include 5 additional affordable housing rental units within the previously approved 48-unit residential development at 785 Southwood Way, Woodstock;
2. And further, that County Council authorize the Chief Administrative Officer and the Director of Human Services to execute an amendment to the Municipal Housing Facilities Agreement, and all other necessary documents related to the proposed additional funding, for the affordable housing project at 785 Southwood Way, Woodstock.

REPORT HIGHLIGHTS

- The purpose of this report is to seek Council's approval to award up to \$426,000 from the Canada-Ontario Community Housing Initiative (COCHI) to Woodstock Non-Profit Housing Corporation, to include 5 additional affordable rental units within the previously approved 48-unit residential development at 785 Southwood Way, Woodstock.
- The proposed project currently includes a total of 48 units, with 24 offered at an affordable rental rate. The proposed additional funding would increase the number of affordable units to 29.
- Following Council's previous allocation of up to \$1,969,096 in both Municipal and Provincial funding, it was determined that there are remaining Provincial/Federal funds from the 2022-2023 fiscal year COCHI allocation, that can be allocated to this project.
- This proposal will maximize available funding and assist to address the ongoing housing supply shortage.

Implementation Points

Upon Council's approval, staff will amend the existing Municipal Housing Facilities Agreement with Woodstock Non-Profit Housing Corporation and any other legal documents pertaining to such.

Financial Impact







There will be no impact to the 2022 budget as the \$426,000 from the Canada-Ontario Community Housing Initiative (2022-2023) is Provincial/Federal funding. As required by the Province, these funds will be secured on title as a second mortgage, along with required securities.

For Council's information, the COCHI funding allocation must be committed to a project by November 30, 2022.

Communications

This report deals with a funding allocation from the Federal/Provincial government. In light of this, details of this report have been shared with the Ministry of Municipal Affairs and Housing (MMAH) and Woodstock Non-Profit.

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 June 8, 2022, County Council approved Report No. CAO 2022-06, authorizing the allocation of up to \$1,969,096 in capital funding, along with the value of the lands, to Woodstock Non-Profit Housing Corporation for the purpose of supporting a 48-unit residential development, including 24 affordable rental units. The capital allocation included \$1,384,096 from the County Affordable Housing Reserve and up to \$585,000 from the Ontario Priorities Housing Initiative (OPHI).

Since that time, it has been determined that \$426,000 in COCHI funding is available to support the creation of new rental units. COCHI funding is part of Ontario's Community Housing Renewal Strategy, which primarily aims to stabilize and expand the community housing sector. Under this program, eligible projects may include non-profit developments that seek to increase the supply of adequate and affordable rental housing.

The additional COCHI funding will support the creation of 5 additional affordable rental units within the proposed 48-unit housing project, resulting in a total of 29 affordable units. In combination with the previously approved capital allocation, a total funding contribution of \$2,395,096, or approximately \$83,000 per affordable unit, will be provided to WNP.

Comments

In light of the timelines associated with the proposed funding, the readiness of the development, as well as the merits of the project, Staff are recommending that the funds be allocated to Woodstock Non-Profit to support the creation of 5 additional affordable rental units at 785 Southwood Way.

For Council's information, the proposed residential building will target seniors (generally individuals over the age of 65), single women, and women with children, with annual incomes of \$44,900 or less. The proposed rental units will remain affordable (at 80% of the average market rent) to these target tenants for a minimum of 30 years, which is beyond the typical 25-year expectation for such projects.

In terms of project merits, WNP has partnered with Ingamo and Domestic Abuse Services Oxford (DASO), to provide more stable accommodations and supports services to single women, and women with children who are impacted by domestic violence. Furthermore, the proposed building design includes a common area and meeting room to facilitate daily programs and support services. The meeting room will be available to a variety of interested community groups, to provide tenants with an array of on-site supports.

In terms of need, WNP currently maintains a 4 to 7 year waitlist, with over 60 individuals seeking affordable accommodations. In addition, there has been considerable interest in the non-profits 98-unit affordable housing project at 1231 Nellis Street, with full-occupancy expected before the project is complete in early 2023. As such, regardless of the proposed new build at Nellis Street, the demand for rental accommodations still outweighs the current and proposed supply.

While the proposed increase in affordable rental units may appear to be minimal, given the non-profits extensive waitlist and the partnerships that are proposed to support the various tenant groups, it is clear that any additional affordable units would be a significant benefit to this project.

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, 10 Year Shelter Plan and the Zero Poverty Action Plan.

The proposed additional affordable rental units will have a positive impact on the community and will assist to address the current rental supply shortage.

SIGNATURES

Report Author:

Original signed by

Rebecca Smith, MCIP, MPP
Manager of Housing Development

Departmental Approval:

Original signed by

Kelly Black
Director of Human Services

Approved for submission:

Original signed by

Benjamin R. Addley
Interim Chief Administrative Officer

ATTACHMENTS

Attachment 1 - Proposed Elevation, November 23, 2022
Attachment 2 - Proposed Site Plan, November 23, 2022