

## 9

### CANADA-ONTARIO AFFORDABLE HOUSING PROGRAM UPDATE

**The Community Services and Housing Committee recommends the adoption of the recommendation contained in the following report dated May 1, 2009, from the Commissioner of Community and Health Services.**

#### 1. RECOMMENDATION

It is recommended that:

1. The Regional Clerk circulate a copy of this report to the Assistant Deputy Minister of Housing, Housing Division, at the Ministry of Municipal Affairs and Housing.

#### 2. PURPOSE

The purpose of this report is to provide Regional Council with an update on the four affordable housing projects funded under the Canada-Ontario Affordable Housing Program, all of which are either at or quickly approaching the construction phase.

#### 3. BACKGROUND

##### **Four affordable housing projects were approved for funding under the Affordable Housing Program**

At the April 19, 2007 Council meeting, through the adoption of the recommendations of the private report "*Results of the Request for Proposal Process for the Rental and Supportive Housing Component of the Canada-Ontario Affordable Housing Program (AHP)*", Regional Council approved four affordable housing projects to receive funding commitments under the Rental and Supportive Housing Component of the Canada-Ontario Affordable Housing Program. Affordable Housing Program funding was committed to the following affordable housing projects totalling 270 units:

- Hesperus Fellowship Village – 60 units (City of Vaughan)
- REENA – 60 units (City of Vaughan)
- East Markham Non-Profit Homes – 120 units (Town of Markham)
- Mount Albert United Church Senior Citizens Foundation – 30 units (Town of East Gwillimbury)

### **Contribution Agreements were executed with the four affordable housing projects**

The Region has executed Contribution Agreements with the four affordable housing projects setting out the rights and obligations of each party under the Affordable Housing Program.

### **The Region approved conditional grants equal to development charges**

At the June 19, 2008 Council meeting, through the adoption of Clause No. 16 of Report No. 6 of the Finance and Administration Committee, Council approved conditional grants equal to the amount of regional development charges payable on each of the four affordable housing projects. Site-specific by-laws were enacted to permit the Region to enter into a Municipal Housing Facilities Agreement in order to provide a conditional grant to the four affordable housing projects. In order to secure contributions and prior to advancing funds from the federal government and the Region, Municipal Housing Facilities Agreements will be executed by the Region and community groups.

### **The Region approved \$2.7 million to assist the four affordable housing projects**

As part of the 2008 Operating Budget, the Region approved \$2.7 million to assist the four affordable housing projects. Each project will receive up to \$10,000 per unit to assist with construction costs and development fees.

### **The Region approved a Rent Supplement Program to assist low-income families**

The Region also approved a *Regional Rent Supplement* program that will provide housing assistance to 141 households living in the four affordable housing projects. The estimated annual funding for the *Regional Rent Supplement* program is \$1.0 million.

## **4. ANALYSIS AND OPTIONS**

Table 1 outlines the status of each of the Affordable Housing Program projects.

**Table 1**  
**Affordable Housing Program Projects Update**

<b>Proponent's Name</b>	<b>Municipal Approvals</b>	<b>Construction Start</b>	<b>Estimated Occupancy</b>	<b>Additional Information</b>
East Markham Non-Profit Homes Town of Markham 120 Units	Building Permit Issued March 9, 2009	March 10, 2009	July 2010	Groundbreaking Took Place January 20, 2009
Mount Albert United Church Senior Citizens Foundation Town of East Gwillimbury 30 Units	Site Plan Approved July 14, 2008  Building Permit Ready to be Issued	Spring 2009	Summer 2010	Waiting For CMHC Mortgage Insurance Approval and Discharge of Mortgages on Phase 1 and 2
Hesperus Fellowship Village City of Vaughan 61 Units	Site Plan Drawings Submitted, Waiting for Approval  Building Permit Application has been Submitted, Waiting for Approval	Late Spring 2009	Summer 2010	Group has Requested a \$755,000 Loan from the Region (to cover a fundraising shortfall)
REENA City of Vaughan 60 units	Application for Site Plan Approval and Building Permit has been Submitted, Waiting for Approval.	Late Spring 2009	Fall 2010	Groundbreaking Ceremony Scheduled for April 30, 2009

*Attachment 1* is a map of York Region highlighting the location of each of the Affordable Housing Program projects.

Elevation drawings for each of the four proponents are also attached.

- East Markham Non-Profit Homes – *(See Attachment 2)*
- Mount Albert United Church Senior Citizens Foundation – *(See Attachment 3)*
- Hesperus Fellowship Village – *(See Attachment 4)*
- REENA – *(See Attachment 5)*

## **5. FINANCIAL IMPLICATIONS**

Moving the four community groups to the construction phase ensures the Region's ability to fully capture the funding available under the Canada-Ontario Affordable Housing Program in the amount of \$25.9 million.

## **6. LOCAL MUNICIPAL IMPACT**

The 270 units of affordable housing being created by East Markham Non-Profit Homes, Mount Albert United Church Senior Citizens Foundation, Hesperus Fellowship Village, and REENA will benefit the Region as a whole and the communities in which these properties are located by increasing the supply of much needed affordable rental housing.

## **7. CONCLUSION**

With the development of these four affordable housing projects, the Region will have met its full funding commitment of \$25.9 million under the Rental and Supportive Component of the Canada-Ontario Affordable Housing Program.

This milestone could not have been achieved without the commitment of the community groups and the assistance and financial contributions of the federal and provincial governments, local municipalities and the Region. These projects represent what can be accomplished when governments, community groups and the private sector work together.

For more information on this report, please contact Sylvia Patterson, General Manager Housing and Long Term Care at Ext. 2091.

The Senior Management Group has reviewed this report.

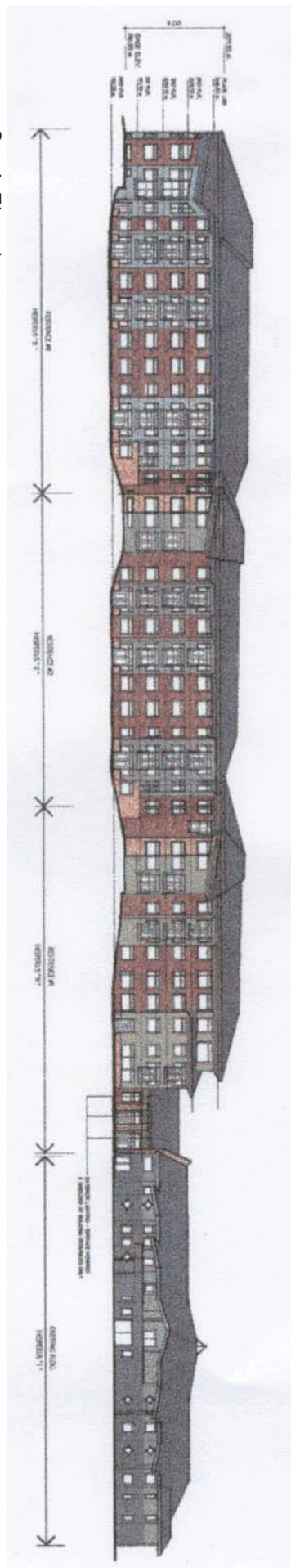
*(The five attachments referred to in this clause were included in the agenda for the May 13, 2009 meeting.)*







South Elevation





Reena Community Residence - Conceptual Exterior Perspective