

**Municipality Of Chatham-Kent**

**Community Human Services**

**Housing Services**

**To:** Mayor and Members of Council

**From:** Shelley Wilkins, (Hon) BPA  
Director, Housing Services

**Date:** February 5, 2020

**Subject:** Municipal Capital Facilities By-law for Affordable Housing Project at  
45 Margaret Street South, Blenheim

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**Recommendation:**

It is recommended that:

1. A By-law to authorize entering into an agreement for the provision of Municipal Capital Facilities for Affordable Housing by Villaview Community Corporation in the Municipality of Chatham-Kent at 45 Margaret Street South, Blenheim, be approved.

**Background**

At the October 21, 2019 regular session of Council, Council received and approved the recommendations from the Director, Housing Services, to endorse the Request For Proposal (RFP) submission of Villaview Community Corporation to construct a single story 13-unit new build on their property at 45 Margaret Street South, Blenheim. This new build will be attached to the social housing project of Corporal Harry Minder V.C. (Ont. 185) Senior Citizens Corporation at 330 Catherine St. Council endorsed this project for submission to the Ministry of Municipal Affairs and Housing (MMAH) for funding under the Ontario Priorities Housing Initiative (OPHI) Year 1 program and approved an allocation of \$52,790 in municipal funding subject to MMAH approval of the OPHI Year 1 funding request.

**Comments**

Under a letter dated December 17, 2019, the Director, Housing Services received MMAH's Conditional Letter of Commitment (CLC) for the Villaview Community Corporation affordable housing project at 45 Margaret St. S., Blenheim. The subject By-law is a Service Manager requirement for participating in the program. The draft By-law is attached as Appendix 1.

### **Areas of Strategic Focus and Critical Success Factors**

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

### **Consultation**

No consultation was required for the preparation of this report.

### **Financial Implications**

The funding contributions approved at the October 21, 2019 Council meeting include:

OPHI Year One – Seven affordable units	\$ 752,210
Municipal Affordable Housing	<u>\$ 52,790</u>
<b>Total</b>	<b>\$ 805,000</b>

The estimated annual property tax savings, for the reduction from multi-residential tax rate to the single-family residential tax rate is \$10,000. This figure is provided by the Proponent in the Project Proposal Submission and is included in the Project Information Form (PIF) report filed with MMAH.

Prepared by:

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Shelley Wilkins, (Hon) BPA  
Director, Housing Services

Reviewed by:

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April Rietdyk, RN, BScN, MHS, PHD PUBH  
General Manager  
Community Human Services

Attachment: Draft By-law to authorize the entering into agreement for the provision of Municipal Capital Facilities for Affordable Housing by Villaview Community Corporation in the Municipality of Chatham-Kent.

c. Barbara Ferren, President, Villaview Community Corporation

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BY-LAW NUMBER \_\_-2020  
OF  
THE MUNICIPALITY OF CHATHAM-KENT

**A By-law to authorize the entering into agreement for the provision of Municipal Capital Facilities for Affordable Housing by Villaview Community Corporation in the Municipality of Chatham-Kent**

WHEREAS subsection 110(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that the council of a municipality may enter into agreements for the provision of municipal capital facilities with any person;

AND WHEREAS section 2 of Ontario Regulation 603/06, as amended, prescribes municipal housing projects as eligible municipal capital facilities;

AND WHEREAS section 2 of By-law No. 44-2007 of the Municipality of Chatham-Kent permits the Municipality to enter into municipal housing project facilities agreements with housing service providers;

AND WHEREAS by Resolution dated June 24, 2019 the Council of the Municipality approved submitting an Investment Plan under the **2019 Canada-Ontario Community Housing Initiative (COCHI) and the Ontario Priorities Housing Initiative (OPHI) program** to the Ministry of Municipal Affairs and Housing (MMAH) for funding approval, which includes funding the development of an affordable housing project for up to \$752,210 in Year 1 funding for a minimum of six affordable units;

AND WHEREAS by Resolution dated October 21, 2019 the Council of the Municipality recommended a municipal affordable housing project at 45 Margaret Street South, Chatham, proposed by Villaview Community Corporation for approval by the MMAH under the 2019 OPHI Year 1 program, Rental Housing component and approved providing an additional \$52,790 in municipal affordable housing funding subject to the project receiving provincial funding approval;

AND WHEREAS on December 17, 2019, the MMAH conditionally approved the Villaview Community Corporation project for \$752,210 in funding for the creation of 7 affordable housing units under the OPHI Year 1 program;

AND WHEREAS Council is desirous of entering into agreements for the provision of municipal capital facilities with Villaview Community Corporation for its property located at 45 Margaret Street South, Blenheim in Chatham-Kent, Ontario to be utilized as a municipal affordable housing project;

NOW THEREFORE, the Municipality of Chatham-Kent hereby ENACTS as follows:

1. The Mayor and Municipal Clerk are authorized to administer and enter into agreement(s) under section 110(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 with Villaview Community Corporation concerning its property located at 45 Margaret Street South, Blenheim for the provision of a municipal capital facility, namely a municipal affordable housing project consisting of 7 affordable rental units (one bedroom units). Such agreements may provide for an annual grant to offset the difference between the multi-residential property tax rate and the single family residential property tax rate for the duration of

the affordable housing contribution agreement.

2. This By-law will come into force immediately upon passing.

By-law read a first, second and third time and finally passed in the Council Chamber at the Municipality of Chatham-Kent this <sup>th</sup> day of \_\_\_\_\_, 2020.

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MAYOR – Darrin Canniff

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CLERK - Judy Smith