

**Municipality Of Chatham-Kent**  
**Community Human Services**  
**Housing Services**

**To:** Mayor and Members of Council  
**From:** Ray Harper, Director, Housing Services  
**Date:** May 4, 2021  
**Subject:** Affordable Housing Development – 2021 Ontario Priorities Housing Initiative (OPHI) Year 3 and Municipal Contributions

---

**Recommendation**

It is recommended that:

1. The Director, Housing Services be authorized to issue a Request For Proposal (RFP) for the development of affordable housing in the Municipality of Chatham-Kent, using:
  - a. Ontario Priorities Housing Initiative (OPHI) Year 3 funding (\$461,670);
  - b. Available 2021 municipal budget for transfer to affordable housing reserve (\$138,330 base funding bringing the total RFP funding to \$600,000.
2. 42 Southend Crescent be declared as surplus to municipal needs and approve a disposition to the successful proponent for nominal consideration for this affordable housing development.
3. Council waive Section 4, 7, 8, and 11 of By-Law 92-2020 being a by-law to establish policies with respect to the sale and other disposition of real property to transfer the title of 42 Southend Crescent to the successful proponent of the RFP.

**Background**

The Municipality of Chatham-Kent was notified of OPHI funding allocations from the Ministry of Municipal Affairs and Housing (MMAH) by a letter dated April 17, 2019. On June 24, 2019, Council was informed of the allocations for three provincial fiscal years (2019-20, 2020-21 and 2021-22<sup>1</sup>) and authorized the execution of the Ontario Transfer Payment Agreement (TPA) with MMAH for OPHI funding. The MMAH subsequently

---

<sup>1</sup> [Ontario Transfer Payment Agreement for Canada-Ontario Community Housing Initiative \(COCHI\) & Ontario Priorities Housing Initiative \(OPHI\) and Municipal Contributions](#) (June 24, 2019), by Shelley Wilkins, Director Housing Services at the June 24, 2019 regular meeting of the Council of the Municipality of Chatham-Kent.

accepted the submitted Investment Plan and Year 3 of the Transfer Payment Agreement is now being implemented.

### **Comments**

In spring 2021, Housing Services plans to issue a Request for Proposal (RFP) for the development of more affordable housing. Approved project proposals will be committed by Contribution Agreement by December 31, 2021.

Chatham-Kent's Director, Housing Services has been working on various processes with other departments to review municipally owned vacant land and/or buildings that can be used for affordable housing development. During these discussions and review the 42 Southend Crescent parcel of land has been identified with potential affordable housing development possibilities. The property is zoned RM1-Residential Medium Density. Permitted uses include several dwelling types, such as Semi-Detached, Duplex, Triplex, and Fourplex. The property previously contained a Duplex, and is now vacant. 42 Southend Crescent vested to the Municipality of Chatham-Kent during the [April 26, 2021](#) Council meeting<sup>2</sup>. It is the intention that the RFP will be for construction of an affordable housing project on 42 Southend Crescent, and that the Municipality will transfer this property to the successful proponent at nominal cost in order to support this project.

Various processes are normally required for disposition of municipally owned properties, including obtaining an appraisal, offering the property to certain other agencies, listing the property on the open market etc. In the context of this proposal, application of those terms of the Property Disposition Bylaw are not workable and as a result administration is recommending these provisions of the Bylaw be waived by Council. This will allow for the property to be included in the RFP offering and for a transfer of the property to the successful proponent under the eventual funding agreement.

The results of this RFP will be reported back to Council for approval of award of the funding and authorization to enter into the Contribution Agreement/s.

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

The recommendations in this report support 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

---

<sup>2</sup> <https://www.chatham-kent.ca/localgovernment/council/meetings/Documents/2021/April/Apr-26-13b.pdf>

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 recommendations in this report support 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**

A Financial Analyst I has reviewed the financial implications for CK Affordable Housing Reserve funds.

The Director of Planning Services and the Director, Building Development Services were consulted on the zoning and land use for 42 Southend Crescent.

The Manager of Revenue and the Director of Legal services have reviewed this report.

### **Financial Implications**

The approved 2021 municipal budget includes a base amount of \$1,000,000, plus a supplementary amount of \$451,863 for transfer to the municipal Affordable Housing Reserve fund.

The following chart summarizes the total funding proposed for the Affordable Housing Development – **2021 RFP**:

Ontario Priorities Housing Initiative (OPHI) Year 3	\$ 461,670
CK Affordable Housing Reserve	\$ 138,330
<b>Total:</b>	<b>\$600,000</b>

The following chart summarizes the CK **Affordable Housing Reserve** impact (as of May 10, 2021):

CK Affordable Housing Reserve Current Estimated Balance	\$1,995,290
Proposed Affordable Housing Development	(\$ 138,330)
<b>Balance</b>	<b>\$1,856,960</b>

Prepared by:

---

Ray Harper, CPA, CMA, PMP  
Director, Housing Services

Reviewed by:

---

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

Consulted and confirmed the content of the consultation section of the report by:

---

Victor Ferreira, CPA, CGA  
Financial Analyst I  
Financial Services, Corporate Accounting

---

Amy McLellan, CPA, CGA  
Manager, Revenue  
Financial Services

---

Dave Taylor  
Director, Legal Services

---

Ryan Jacques, MCIP, RPP  
Director, Planning Services  
Community Development

---

Paul Lacina  
Director, Building Development Services  
Community Development

Attachment: None

- c. Victor Ferreira, CPA, CGA, Financial Analyst I, Financial Services
- Amy McLellan, CPA, CGA, Manager, Revenue, Financial Services
- Dave Taylor, Director, Legal Services,
- Ryan Jacques, MCIP, RPP, Director, Planning Services
- Paul Lacina, Director, Building Development Services

P:\RTC\Community Human Services\2021\Housing Services\May 31\Affordable  
Housing Development 2021 Ontario Priorities Housing Initiative (OPHI) Year 3 And  
Municipal Land Contributions - DRAFT3.Docx