

Clause 16 in Report No. 8 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 17, 2018.

16

Additional Funding Allocation for the Investment in Affordable Housing Program and Social Infrastructure Fund Program

Committee of the Whole recommends adoption of the following recommendation contained in the report dated April 19, 2018 from the Commissioner of Community and Health Services:

1. This report be received for information.
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Report dated April 19, 2018 from the Commissioner of Community and Health Services now follows:

1. Recommendation

It is recommended that this report be received for information.

2. Purpose

The Ministry of Housing has recently advised that an additional \$931,535 through the Investment in Affordable Housing Program Extension and Social Infrastructure Fund Program has become available to support affordable housing in York Region.

3. Background and Previous Council Direction

Between 2014 and 2016, joint initiatives between the federal and provincial governments saw substantial commitments to affordable housing in Ontario

The Investment in Affordable Housing Program was established in 2014 with \$801 million in federal and provincial funding. Since then, the Region of York has been allocated approximately \$45 million under this program to support various

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affordable housing developments, including the Richmond Hill Hub, Woodbridge Lane, and Unionville Affordable Seniors Housing.

In 2016, the Social Infrastructure Fund Program was created under the Investment in Affordable Housing program, initially increasing the funding commitment by \$168.3 million over two years. Allocations for this funding were announced in June 2016, and York Region received approximately \$23 million to support development of Woodbridge Lane and Unionville Affordable Seniors Housing, and to make repairs and retrofits to existing social housing units. In [September 2016](#) Council approved the report *New Funding for Affordable Housing - 2016 Social Infrastructure Fund*. After the two year initial launch in 2016, additional funds have since been allocated to service managers on a yearly basis until the program ends in 2019.

York Region to receive an additional \$931,535 in federal and provincial funding to support two housing developments

As a result of a reallocation of Ministry funds, the Region received an additional \$264,878 of Investment in Affordable Housing Program funding and \$666,657 of Social Infrastructure Fund Program funding, for a total increase of \$931,535.

These funds were reallocated from other municipalities where affordable housing projects could not meet the requirement of a project start date of Spring 2018.

Project readiness is key consideration for the Province when funds become available at year end. The Region is able to use these funds as there are two affordable housing developments underway which meet the Ministry's project start guidelines.

This is the second consecutive year the Region has received additional allocations. The initial *Additional Allocation of Investment in Affordable Housing Social Infrastructure Funds* received was communicated to Council in [March 2017](#). Project readiness is key consideration for the Province when funds become available at year end.

4. Analysis and Implications

Additional Investment in Affordable Housing Program Extension and Social Infrastructure Fund Program Funding will support Woodbridge Lane and Unionville Seniors Affordable Housing

Contribution Agreements have been executed by the Commissioner of Community and Health Services to receive additional allocation of:

Additional Funding Allocation for the Investment in Affordable Housing Program and Social Infrastructure Fund Program

- \$264,878 under Investment in Affordable Housing Program Extension Year 4 for the Woodbridge Redevelopment; and
- \$666,657 under Social Infrastructure Fund Program Year 2 for the Unionville Seniors Affordable Housing Development

Details of the adjusted funding for each project are provided in Tables 1 and 2.

Table 1
Woodbridge Affordable Housing Redevelopment
Total Project Cost (2018 Budget)

Capital Funding Source	Current (\$)	Revised (\$)	Difference (\$)
Investment in Affordable Housing Extension	247,758	512,636	264,878
Social Infrastructure Fund, Investment in Affordable Housing	11,231,275	11,231,275	-
Total Federal and Provincial Funding	11,479,033	11,743,911	264,878
Social Housing Development Reserve	22,982,007	22,757,374	(224,633)
Development Charge and Development Charge Debentures	5,448,342	5,408,097	(40,245)*
Debentures (HYI)	7,320,618	7,320,618	-
Total Regional Funding	35,750,967	35,486,089	(264,878)
Total Funding	47,230,000	47,230,000	264,878

*Development charge funds are eligible only on the component of project costs not funded federally/provincially.

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Table 2
Unionville Seniors Affordable Housing Development
Total Project Cost (2018 Budget)

Capital Funding Source	Current (\$)	Revised (\$)	Difference (\$)
Investment in Affordable Housing Extension	10,983,750	10,983,750	-
Social Infrastructure Fund, Investment in Affordable Housing	11,587,335	12,253,992	666,657
Total Federal and Provincial Funding	22,571,085	23,237,742	666,657
Social Housing Development Reserve	36,276,675	35,711,624	(565,051)
Development Charge and Development Charge Debentures	8,752,203	8,650,597	(101,606)*
Debentures (HYI)	12,400,037	12,400,037	-
Total Regional Funding	57,428,915	56,762,258	(666,657)
Total Funding	80,000,000	80,000,000	666,657

*Development charge funds are eligible only on the component of project costs not funded federally/provincially.

5. Financial Considerations

Additional funding from the Ministry will enable funds from the Social Housing Development Reserve to be redirected to other affordable housing projects

The additional funding will offset the Region's investment into two of its current housing development projects. This will reduce funds otherwise required from the Social Housing Development Reserve for these projects and as a result, will create room in the Reserve to fund future affordable housing development.

6. Local and Municipal Impact

With one of the lowest rates in Ontario, the Region continues to experience a significant demand for affordable rental housing with considerable demand for units in the southern municipalities. The additional funding will address this need for Regionally owned construction projects and provide new affordable housing units throughout York Region.

7. Conclusion

The additional allocation of Investment in Affordable Housing Program Funding will contribute to the development of additional affordable housing and offset the Region's investment into two of its current housing development projects.

For more information on this report, please contact Rick Farrell, General Manager, Housing Services at 1-877-464-9675 ext.72091.

The Senior Management Group has reviewed this report.

April 19, 2018

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Accessible formats or communication supports are available upon request