



City of
Peterborough

To: Members of the General Committee

From: Sheldon Laidman, Commissioner of Community Services

Meeting Date: October 15, 2019

Subject: Report CSSS19-003
The Mount Community Centre Update

Purpose

A report to provide Council with an update on discussions with The Mount Community Centre (The Mount), 1545 Monaghan Road Peterborough.

Recommendation

That Council approve the recommendation outlined in Report CSSS19-003 dated October 15, 2019, of the Commissioner of Community Services, as follows:

That Report CSSS19-003 on The Mount Community Centre Update be received for information.

Budget and Financial Implications

There are no financial implications as a result of this report.

Background

The Finance Committee, at its meeting of January 9, 2019, adopted the following motion:

That the Mount Community Center presentation made to the January 9, 2019 Finance Committee seeking capital funding assistance from the City for

affordable housing in Phase 3 development of the property at 1545 Monaghan Road be referred to staff for review and report back to council mid 2019 on options for funding.

Recent discussions with representatives from The Mount leadership have been in the context of the direction included in report PLHD14-004, which provided \$1M in capital funding and over \$2M in municipal incentives to The Mount. It also outlined the intended extent of municipal support for the project: “In addition, the scope of this financial participation captures all of the project’s affordable housing that is presently known and therefore it is assumed that this participation represents a cap on municipal investment.”

Funding commitments for 65-units of affordable housing

In 2018, the Ministry of Municipal Affairs and Housing (the Ministry) presented a time-limited opportunity to the City, as Service Manager, to allocate unspent capital funds from other Service Manager areas in Ontario. The City advised the Ministry of The Mount’s shovel-ready, 5-unit targeted phase of their project. This additional funding under the Social Infrastructure Fund to the City of Peterborough was approved for The Mount to build specialized units for the “Shared Dreams” phase. These units are purpose-built supportive housing units for people with disabilities and meet provincial targets (report PLHD18-002).

Table 1 outlines the capital funding commitments to date and estimate values for municipal incentives contributions for the approved 65-unit project, as outlined in reports PLHD14-004 and PLHD18-002.

Table 1 Funding Committed to Develop 65-units at The Mount Community Centre (Reports PLHD14-004 and PLHD18-002)

Incentive	Estimated Value
1. Development Charge Credit	\$520,630
2. Affordable Housing Community Improvement Plan <ul style="list-style-type: none"> • Planning Application Fee \$2,560* • Parkland \$23,400* • Cash-in-Lieu of Parking \$TBD • Tax Increment Based Grant \$235,200* 	\$261,160
3. Municipal Housing Facility (MHF) <ul style="list-style-type: none"> • 10-year MHF Property Tax Exemption (Municipal \$550,990, School Board \$99,100) \$650,000* • Development Charges Exemption (full charge less credit) \$240,000* 	\$890,000
4. Building Permit Fee Refund	\$47,000

Table continues on next page.

Table 1 continued
Funding Committed to Develop 65-units at The Mount Community Centre
(Reports PLHD14-004 and PLHD18-002)

5. Capital	
<ul style="list-style-type: none"> • Investment in Affordable Housing (IAH) \$600,000 • Social Infrastructure Fund (SIF) for “Shared Dreams” \$500,000 • Municipal Capital Grant \$400,000 	\$1,500,000
6. Project Development Grant Refund	\$120,000
7. Project Management	\$75,000
8. Property/Tenant Management (over 5 years)	\$100,000
Total (over 20 years)	\$3,513,790
Per Unit (over 20 years)	\$54,058

*estimates are based on 2013 rates.

As report PLHD14-004 approved funding for the 65 units that are currently in development, report PLHD18-002 helped The Mount achieve their affordable unit commitment by contributing additional capital for the purpose-built supportive housing units for adults with disabilities. Recognizing that \$1.5M in capital has already been contributed to this project between 2014 and 2018, plus over \$2M in municipal incentives, staff have explained that any possible additional funding for this project will be for building units over and above the 65 previously committed or by committing to a deeper level of affordability. The Mount representatives are requesting funds for units they have already begun and that have received financial support, as outlined above.

Of the approved funds, approximately \$156,250 is being held in the form of construction holdbacks to be paid at project completion and occupancy. Construction holdbacks provide security to the City as funder that the project will be completed prior to all funds being disbursed. This is also a requirement for the provincial funding which cannot be waived or altered by the City.

Meetings with the City and The Mount representatives

City staff and representatives of The Mount formally met six times between February and August 2019 to discuss potential options and requirements for funding. City staff provided information about the City’s commitment to end chronic homelessness by 2025, as a Built for Zero community. It was emphasized to The Mount that the City is directing affordable housing funds towards ending homelessness – and that any units funded by the City would need to be filled using the By-Name Priority List for homelessness. This approach is in accordance with the two new Strategic Directions from the 5-year Review of the 10-year Housing and Homelessness Plan for Peterborough. As outlined in report CSSSJSSC19-008, resources will be dedicated to helping those in greatest need first.

Potential funding options and timing of construction

To date, the potential funding options discussed include the Ontario Priorities Housing Initiative (OPHI). This program cannot be used to fund units that are already under construction. This current phase of development is under construction, so OPHI funding is not an available option. Another source of funding that was discussed for additional units are incentives under the municipal Affordable Housing Community Improvement Plan. These are already in place for the 65 units, as detailed in Table 1 above.

Submitted by,

Sheldon Laidman
Commissioner of Community Services

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