



City of  
**Peterborough**

---

**To:** Members of the General Committee

**From:** Sheldon Laidman, Commissioner of Community Services

**Meeting Date:** March 22, 2021

**Subject:** Report CSSS21-006  
Affordable Housing – The Mount Community Centre

---

## **Purpose**

A report to recommend approval of capital funding for three units of affordable rental housing for people experiencing homelessness through the provincial Social Services Relief Fund (SSRF).

## **Recommendations**

That Council approve the recommendations outlined in Report CSSS21-006, dated March 22, 2021, of the Commissioner of Community Services, as follows:

- a) That up to \$604,000 in capital funding be approved for three (3) additional affordable rental units at 1545 Monaghan Road (The Mount Community Centre), using SSRF program funding; and
- b) That the Mayor and Clerk be authorized to execute agreements with the Mount Community Centre for the provision of funding and to ensure affordable rents and selection of eligible tenants from the By-Name Priority List, on terms satisfactory to the Commissioner of Community Services and in forms acceptable to the City Solicitor.

## **Budget and Financial Implications**

The SSRF is 100% federal-provincial funding. There are therefore no impacts to the municipal budget.

## **Background**

### **Funding Opportunity**

This funding is available because the City's application to the CMHC's Rapid Housing Initiative for an affordable housing project at 681 Monaghan Road was not approved. The City was provided notice of this on March 10, 2021. In this application approved through Council Report CSSS20-024, \$604,000 was proposed to be contributed from the Ontario Priorities Housing Initiative (OPHI) to build 10 modular housing units for individuals and families experiencing homelessness. These units were proposed to take advantage of the Rapid Housing Initiative and were intended to be temporary. Staff will continue to pursue permanent housing options on this site through other funding programs.

The \$604,000 in SSRF funding was originally part of the City's 2020-21 allocation under the OPHI, a federal-provincial funding program for housing. To streamline the provision of the funding, the Ministry of Municipal Affairs and Housing has transferred the funds to the City's Social Services Relief Fund (SSRF) Phase 2 allocation.

The OPHI/SSRF funds had a deadline of March 19, 2021 to be allocated to a project which had been met when originally allocated to the Monaghan Road project. Due to finding out this project cannot proceed as originally planned, Staff have confirmed with the Ministry of Municipal Affairs and Housing that the City can have until March 31, 2021 to reallocate the funds. This report is being placed on the special March 22, 2021 General Committee meeting due to this March 31, 2021 deadline. These OPHI/SSRF funds are subject to "use-it-or-lose-it" provisions. If the funding is not able to be allocated to a project immediately, the Province will reallocate funds to another Service Manager area.

### **The Mount Community Centre**

The Mount Community Centre has continued to work to fulfil the Municipal Housing Facilities agreement with the City of Peterborough to create 65 units of affordable housing in the former convent of the Sisters of St. Joseph at 1545 Monaghan Road. \$377,641 in SSRF funding approved through report CSSS21-001 allowed the Mount to proceed with building five more units, though only 2 were funded at that time. The additional \$604,000 will mean that all five units will be funded and will be dedicated to the By-Name Priority List of people experiencing homelessness. These units include multi-bedroom units that will be provided for families who are experiencing homelessness.

### **Program Objectives and Requirements**

One of the key objectives for the capital component of the SSRF is to provide longer-term housing-based solutions to homelessness post-COVID-19 outbreak. Units must begin construction within 90 days of signing a Contribution Agreement and must be completed by December 31, 2021.

Funding under the capital component must be committed by the end of March and must be spent by December 31, 2021. In discussions with the operator of this project, since all approvals are already in place for this project, they are confident they can meet this funding timeline. Staff have reviewed all known options for projects in the City that could meet the program eligibility and tight timelines and have concluded the 3 additional units at the Mount is the best alternative.

### **Terms and Conditions of the City's Legal Agreement for The Mount Community Centre**

A legal agreement which contains an accountability framework will be structured as a charge for the value of capital funding, foregone municipal fees and charges, and will be registered on the title of the property.

The legal agreement will contain the following terms and conditions:

- A 20-year Affordability Period – period that rents must remain at or below 80% of AMR, calculated annually by CMHC;
- Process for Income Screening for new tenants – the method and criteria for selecting incoming tenants and the maximum income for those tenants;
- Adherence to Property Standards By-Law and Site Plan Agreement;
- Insurance – City approval of insurers and the insurance policies carried by the owner/landlord, including the limits of coverage and the provisions thereof;
- Initial and Annual Occupancy Reporting – the information required from the owner/landlord to ensure compliance with programs; and
- Consequences of Sale or Default – the steps to be followed should the property be sold or should default occur.

### **Summary**

Funding provided through the SSRF allow for 3 affordable units to be created at the Mount to provide longer term housing-based solutions to those experiencing homelessness due to the COVID-19 pandemic.

Submitted by,

Sheldon Laidman  
Commissioner of Community Services

**Contact Name:**

Rebecca Morgan Quin  
Housing Services Manager  
Phone: 705-748-8830 Ext. 3307  
Toll Free: 1-855-738-3755  
E-Mail: [rmorgan-quin@peterborough.ca](mailto:rmorgan-quin@peterborough.ca)