

BACKGROUND

On June 21, 2016, the province provided the City of Greater Sudbury (City) with a notional allocation for years 1 and 2 under the 2016 SIF Social Infrastructure Fund Agreement under the Agreement for Investment in Affordable Housing (2016 SIF IAH). On August 9, 2016, City Council endorsed the municipality's participation in the 2016 Social Infrastructure Fund (SIF) program initiatives, and authorized the Manager of Housing Services to forward the Program Delivery and Fiscal Plan (PDFP) to the Ministry of Housing (Ministry) for funding approval. The City received \$3,493,800 of SIF funding for the construction of affordable housing and \$3,248,600 of Social Housing Improvement Program (SHIP) for the renovation of existing social housing stock.

Year 1 & 2 SIF Notional Allocation

An allocation of \$3,248,600 was received for the Social Housing Improvement Program (SHIP). The Social Housing Improvement Program is a capital program that aims to improve and preserve the quality of social housing in the province and ensure its long term physical sustainability. Ten (10) social housing providers took advantage of the funding to assist in repairs and improve energy efficiency to their respective social housing projects.

An additional allocation of \$3,493,800 was received and divided into two capital components. A Request for Proposal (RFP) in the amount of \$1,750,000 was awarded to the March of Dimes Canada Non Profit Housing Corporation for rental housing. Construction will begin early spring 2018 to develop a twelve (12) unit supportive housing structure at 2915 Bancroft Drive in Sudbury, ON. The target population for this project is individuals with Acquired Brain Injuries (ABI) who require affordable, fully accessible housing as well as personal attendant care. This new build will improve access to affordable, safe and suitable housing in a model that has proven to be sustainable at the existing Bancroft Street site. This build assists in addressing the lack of affordable supportive housing for Individuals with disabilities in a residential community that has proximity to local amenities. Construction is due to begin before end of July 2018.

The remainder of the additional allocation (\$1,743,800) was utilized under the Ontario Renovates Program. 93 low to moderate income households were assisted to repair their homes in order to improve the energy efficiency of the building envelope as well as increase accessibility through modifications and adaptations. The uptake on this program was immediate. The number of applications received outnumbered the amount of funding available.

YEAR 3 Notional Allocation

The City of Greater Sudbury received \$865,100 for the 2018-2019 funding allocation.

Through resolution CC2017-376 at the December 12, 2017 Council meeting, direction was received to advise the Ministry of Housing that the capital component had been selected for the year 3 funding allocation. An RFP was issued February 27, 2018 (CDD18-29). The RFP closed on March 29, 2018 and no bid packages were received.

Within the capital component of the 2016 SIF-IAH Program, Council has the option to transfer the year 3 notional allocation of \$865,100 to another program without penalty or

loss of funds. The Ontario Renovates Program has assisted 93 households to date and as the demand for additional funding in this area is significant, it is proposed that the funds be transferred to the Ontario Renovates Program.

The funding provided would be in the form of a forgivable 10 year loan up to \$20,000. The loan would be repayable should the home be sold prior to the 10 year term. The household income would have to be at or below \$85,200. The actual amount of the loan would be dependent on the cost of the eligible repairs (up to the maximum of \$20,000).

Eligible homes for the Program can be detached, semi-detached or a freehold townhouse. Households must be 18 years of age and a Canadian Citizen or Landed Immigrant, have a combined annual gross household income of \$85,200 or less, have a home in the City of Greater Sudbury that is their sole and principal residence that is valued at \$253,068 or less as per the 2016 MPAC Notice of Property Assessment, is not encumbered by a second mortgage or liens, unless there is sufficient equity in the home, and cannot use the home as a rental unit.

The deadline to hand in complete applications will be July 31, 2018. Applications will be reviewed by Housing and Building Services based on the greatest need taking into account household income levels, necessity and urgency of repairs, and any required accessibility modifications.

Eligible repairs must be structural, electrical, plumbing, heating and energy conservation, and accessibility. Cosmetic repairs are not eligible. Trailers and mobile homes on leased land are not eligible under this program.

Projects that are not eligible for Ontario Renovates Program funding are: Retirement homes; long term care homes; units not subject to the Residential Tenancies Act, 2006; projects that received funding under AHP (2005); AHP Extension (2009) – Rental and Supportive and IAH – Rental Housing; units for which the homeowner received Homeownership component funding under AHP or IAH; social housing units as defined under the Housing Services Act, 2011, and creation of new rental units (except secondary suites in a single family home and garden suites on the property lot or a primary residence).

DIRECTION REQUIRED

As the City of Greater Sudbury did not receive any bid packages on the SIF Year 3 Notional Allocation (RFP CDD18-29), it is recommended the Ontario Renovates program be enhanced with the allocation of \$865,100.

NEXT STEPS

Housing Services is required to revise the Program Delivery and Fiscal Plan (PDFP) that was submitted to the Ministry of Housing in February 2018 regarding the revision to the option selected.

Upon receipt of confirmation of approval by the Minister of Housing, Housing Services will enter into the necessary program agreements with the proponents and oversee the development of the approved renovations through the Ontario Renovates program. Applications will be accepted until July 31, 2018 and eligibility will be assessed by Housing Services and Building Services based on Ministry of Housing criteria.

REFERENCES

City Council Meeting, August 9, 2016, 2016 Social Infrastructure Fund (SIF),
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=950&itemid=11839>

City Council Meeting, May 9, 2017, RFP for 2016 Social Infrastructure Fund – Investment in Affordable Housing,
<https://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=1127&itemid=12739>

City Council Meeting, December 12, 2017, 2016 Social Infrastructure Fund (SIF) – Year 3 Notional Allocation,
<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1138&itemid=13919&lang=en>