



	REPORT No.: 2018-43
MEETING DATE: JUNE 28, 2018	DATE PREPARED: MAY 28, 2018
SUBJECT: National Housing Co-Investment Fund – Application Submission	

RECOMMENDATION

THAT with respect to Report No. 2018-43 (Housing Services Division), we, The District of Thunder Bay Social Services Administration Board, authorize the Chief Administrative Office to submit the National Housing Co-Investment Fund Application to Canada Mortgage and Housing Corporation by June 29, 2018;

AND THAT Administration provide the Board with a further report following review and response from Canada Mortgage and Housing Corporation.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with information regarding a new Canada Mortgage and Housing Corporation (CMHC) administered program called the National Housing Co-Investment Fund, a new investment program offering a new housing construction stream aimed at creating 60,000 new homes across Canada over the next 10 years.

BACKGROUND

Throughout 2017, the Federal Government discussed establishing a National Housing Strategy, to guide investment and opportunity in new and renovated social and affordable housing in Canada over the next 10 years. In early 2018, the Strategy was released, announcing a \$40 billion investment in new and continued housing programs.

The first initiative released under the Strategy is the National Housing Co-Investment Fund, a program for new housing construction that provides for low-interest loans and capital contributions available under an application-based process.

At the February 23, 2017 Board meeting, information was shared with the Board on the availability of space at McIvor Court (Report No. 2017-08). McIvor Court is a six story, 121 unit apartment building located at 1100 Lincoln Street. The initial building design incorporated space for a community centre known as the Herb Carroll 55 Plus Centre. This space is located on the east wing of the first floor and was established to provide programming for seniors.

On September 21, 2015, the City of Thunder Bay provided notice of intent to terminate the lease with TBDSSAB effective December 31, 2015 to relocate the Herb Carroll Centre to an existing City of Thunder Bay Community Centre. With the Herb Carroll Centre space vacant, TBDSSAB determined that the best use of the space would be to create new housing units.

Utilizing funds from the Social Housing Improvement Program (SHIP), a Request for Quotation was released on August 8, 2016 seeking bids from qualified consultants to provide plans for the construction of six new barrier free units for the vacant space. This would add units to the current TBDSSAB housing stock and would also satisfy the demand for additional accessible units.

The demand for housing is high, and even greater for affordable housing. The CMHC Core Housing Need statistics shows approximately 6,195 households in the Thunder Bay Census Metropolitan Area (CMA) who qualify for affordable housing. Some of these individuals and families may be currently housed in social and affordable homes, but there is much greater need for additional affordable housing to meet current demand. There is also a high demand for accessible housing units.

COMMENTS

Service Managers may request funding under the National Housing Co-Investment Fund by submitting an initial application that illustrates how the funding will be effectively used to establish new affordable housing in the Service Manager's area. The maximum eligible low-interest loan and contribution amounts will be determined through CMHC's scoring and prioritization process. Loans will be offered in 10-year terms with a fixed interest rate, renewable for up to a 50-year amortization period. Capital contributions are available to close the gap between costs and proposed financing.

TBDSSAB has prepared an application outlining the proposed construction of 6 fully-accessible housing units at the McIvor Court property, and, with Board approval, will submit the application for consideration.

Service Managers will be made aware of the results of the submissions within approximately 60 days. Those submissions that score appropriately under the CMHC review process will be promoted to the second level of review, where more detailed information will be provided. Following this level of review, funding agreements will then be established. Determination of CMHC contribution amounts and/or low-interest loan amounts will not be determined until CMHC has reviewed the second level application. At that time, CMHC would provide details on possible contribution/loan amounts. Administration would then present a report to the Board with recommendations on how to proceed.

FINANCIAL IMPLICATIONS



There are no immediate financial implications associated with this report.

CONCLUSION

It is concluded that the National Housing Co-Investment Fund meets the housing and homelessness objectives of TBDSSAB and that the funding may permit the construction of six new fully-accessible affordable housing units in the City of Thunder Bay. It is recommended that the application be submitted to CMHC prior to the June 29, 2018 deadline. A follow-up report will be presented to the Board following CMHC review.

REFERENCE MATERIALS ATTACHED

None.

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APPROVED / SIGNATURE:	 Ken Ranta, Director - Housing Services Division The District of Thunder Bay Social Services Administration Board
SUBMITTED / SIGNATURE:	 William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board