

August 4, 2021

John Norton, CAO
Town of Kingsville
2021 Division Road North
Kingsville, ON N9Y 2Y0

Via Email Only to jnorton@kingsville.ca

Dear Mr. Norton,

Re: 2021 Rental Housing Component of the Ontario Priorities Housing Initiative (OPHI) and Canada-Ontario Community Housing Initiative (COCHI)

In April 2019, the Ministry of Municipal Affairs and Housing (MMAH) announced funding under the Ontario Priorities Housing Initiatives (OPHI) and Canada-Ontario Community Housing Initiative for Rental Housing Capital projects, to be delivered through Ontario's Community Housing Renewal Strategy. Housing Services has issued a Request for Proposal to eligible proponents that include a partnership between, private sector companies and a supportive agency in the form of non-profit and charitable organizations, non-profit housing providers, co-operative housing providers, social support agencies, service clubs or organizations under Ontario's Community Housing Renewal Strategy Rental Housing Component (RHC). We are writing to request if the Town of Kingsville wishes to participate in this program in 2021.

To participate in the Rental Housing Capital component of Ontario's Community Housing Renewal Strategy a municipality must:

- reduce property taxes for the rental housing project by setting the tax rate equivalent to or lower than, the single residential rate or provide a grant-in-lieu to have the same effect and;
- have a Municipal Housing Facility Bylaw to enable municipal contributions pursuant to the Municipal Act 2001.

Municipalities that agree to the single residential property tax rate requirement are referred to as "participating municipalities".

The Rental Housing Component of the program may fund up to 75% of the total pro-rated share of capital costs of the affordable units, on a 20-year forgivable loan basis.

Municipalities in which approved projects are located, are required to set property taxes for the project at rate equivalent to, or lower than, the single residential rate for the municipality for the 20-year duration of the program. Participating landlords are required to maintain rents at 80% or less of the then current CMHC or alternate average market rents for the 20 year duration of the program.

It is noted there is not a specific allocation provided to each participating municipality.

MMAH encourages but does not require participating municipalities to provide exemptions from, or reductions of Development Charges and Planning Act and related permit fees.

Delivery of the Rental Housing component requires confirmation from each member municipality that wishes to participate in the program. If a municipality does not wish to participate, proposals received for projects located within the municipality are not eligible for funding.

Housing Services is requesting if possible, on or before September 10, 2021 confirmation in writing of the intent to decline or to participate in the Rental Housing program component, even if such stated intention remains subject to your Municipal Council's approval. The Proponent is responsible to confirm that the Municipality in which the proposed project is located, is a participating municipality, you may be contacted for confirmation.

We are pleased to advise the lead for this program is Sonia Bajaj, Program Coordinator and she can be reached at 519-255-5200 x 6277 or by email at sbajaj@citywindsor.ca

Please feel free to contact me with any questions you have regarding the property tax requirement for the program at 519-255-5200 Ext 6239 or by email to dcercone@citywindsor.ca

We look forward to working with you to ensure a successful delivery and take-up of Ontario's Community Housing Renewal Strategy in Windsor and Essex County.

Yours truly,



Debbie Cercone,
Executive Director of Housing and Children Services

cc: Jason Reynar, Chief Administrative Officer, The Corporation of the City of Windsor
cc: Jelena Payne, Commissioner, Human and Health Services, The Corporation of the City of Windsor