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# HALDIMAND COUNTY

## Memorandum CSS-M01-2023 Municipal Capital Housing Facility Agreement with Haldimand Norfolk Housing Corporation

For Consideration by Council on May 29, 2023

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**To:** Mayor Bentley and Members of Council  
**From:** Cathy Case, Acting Chief Administrative Officer

In January 2023 Council enacted Municipal Capital Facility By-law 2405/23 which authorizes the County to provide financial contributions of varying degrees to eligible affordable housing projects within the County. The by-law is a requirement of the Municipal Act. Additionally, [Report CSS-01-2023 Dunnville Affordable Housing Project Funding and Municipal Capital Housing Facility Agreement](#) was presented resulting in a Council resolution to delegate authority to the General Manager, Corporate & Social Services, to enter into an agreement with the Haldimand Norfolk Housing Corporation to provide specific financial contributions for the Dunnville Affordable Housing Project. This Municipal Capital Housing Facility Agreement requires a by-law be passed to authorize and enact it. The proposed by-law, with the said agreement attached to it, will be provided to Council at the May 29, 2023 meeting to be considered for enactment under the By-laws section of the Council agenda.

The agreement reflects previous Council approved contributions to the Haldimand Norfolk Housing Corporation for the Dunnville project, as specified in [Report CSS-03-2021](#), as follows:

- a. A maximum monetary contribution in the amount of \$4,600,000, the timing of which will be at the sole discretion of Haldimand County.
- b. Reimbursement of planning fees including zoning by-law amendment application and site plan application fees, building permit application fees and development charges, to a maximum of \$400,000.
- c. Transfer of unencumbered Lands as outlined in Schedule A of the agreement, with an estimated value of \$300,000, together with costs of all associated conveyance fees, for nominal consideration of \$2.00.

It should be noted that consideration was given to the fact that the County is a shareholder of the HNHC when Council approved the above contribution levels.

The agreement also includes provisions for land to be reverted to the County should construction not commence in a timely manner, and a term of agreement of 25 years plus an option to extend for 5 further years, to protect the County's interests in this development and ensure it remains available to the Haldimand County community.

Passing the by-law to authorize the agreement will allow staff to transfer title of the land to the HNHC and begin flowing funds as necessary.

## REFERENCES:

1. [CSS-01-2023 Dunnville Affordable Housing Project Funding and Municipal Capital Housing Facility Agreement](#)
2. [CSS-03-2021 Affordable Housing Projects and Financial Implications](#)

**ATTACHMENTS:**

None.