

# Dunnville Affordable Housing Project Update



Presentation to  
Haldimand  
County

Council in  
Committee

OCTOBER 29, 2024



**HNHC**  
COMMUNITY HOUSING 

**\$99M**  
in assets

 **529** units

Manage  
**68%**  
Community  
Housing

Manage  
**77%**  
RGI Housing

 **23** Properties throughout  
Haldimand & Norfolk

 **1000+**  
people housed

|      |   |
|------|---|
| 2021 | <ul style="list-style-type: none"><li>• Haldimand County approved transfer of 1.5 acres of land in Frank Marshall Business Park to Haldimand Norfolk Housing Corporation</li><li>• Haldimand County approved funding of \$4.6 million towards the development</li></ul>   |
| 2022 | <ul style="list-style-type: none"><li>• Haldimand County Municipal Comprehensive Review Phase 2 submitted to Province for review, which includes redesignation of subject lands from 'General Industrial' to 'Community Commercial' under Official Plan</li><li>• Haldimand County approves application from HNHC to dispose of 14 units, to be replaced in new development to maintain service level standards</li></ul> |
| 2023 | <ul style="list-style-type: none"><li>• Request for Proposals issued by HNHC for Development Consultant and contract awarded to Flourish</li></ul>  |
| 2024 | <ul style="list-style-type: none"><li>• MMAH approved Official Plan update, including subject site</li><li>• DPAI hired as project architect</li><li>• Consultation with Haldimand-Norfolk Housing Services, Children's Services, Planning &amp; Development staff</li><li>• Regular design development meetings with HNHC, Flourish, DPAI</li></ul>  |





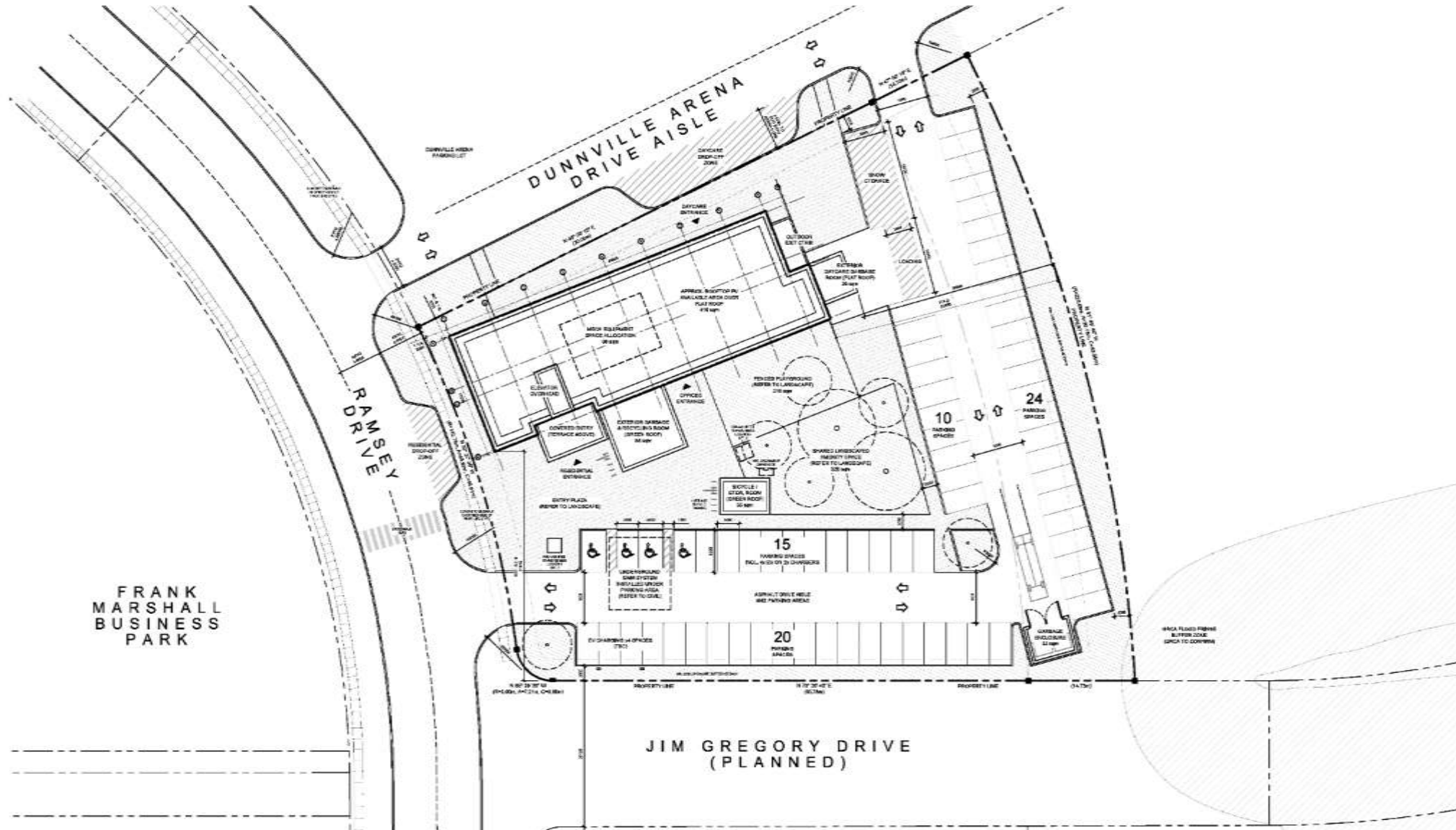




# PROPOSED SITE PLAN

October 29, 2024

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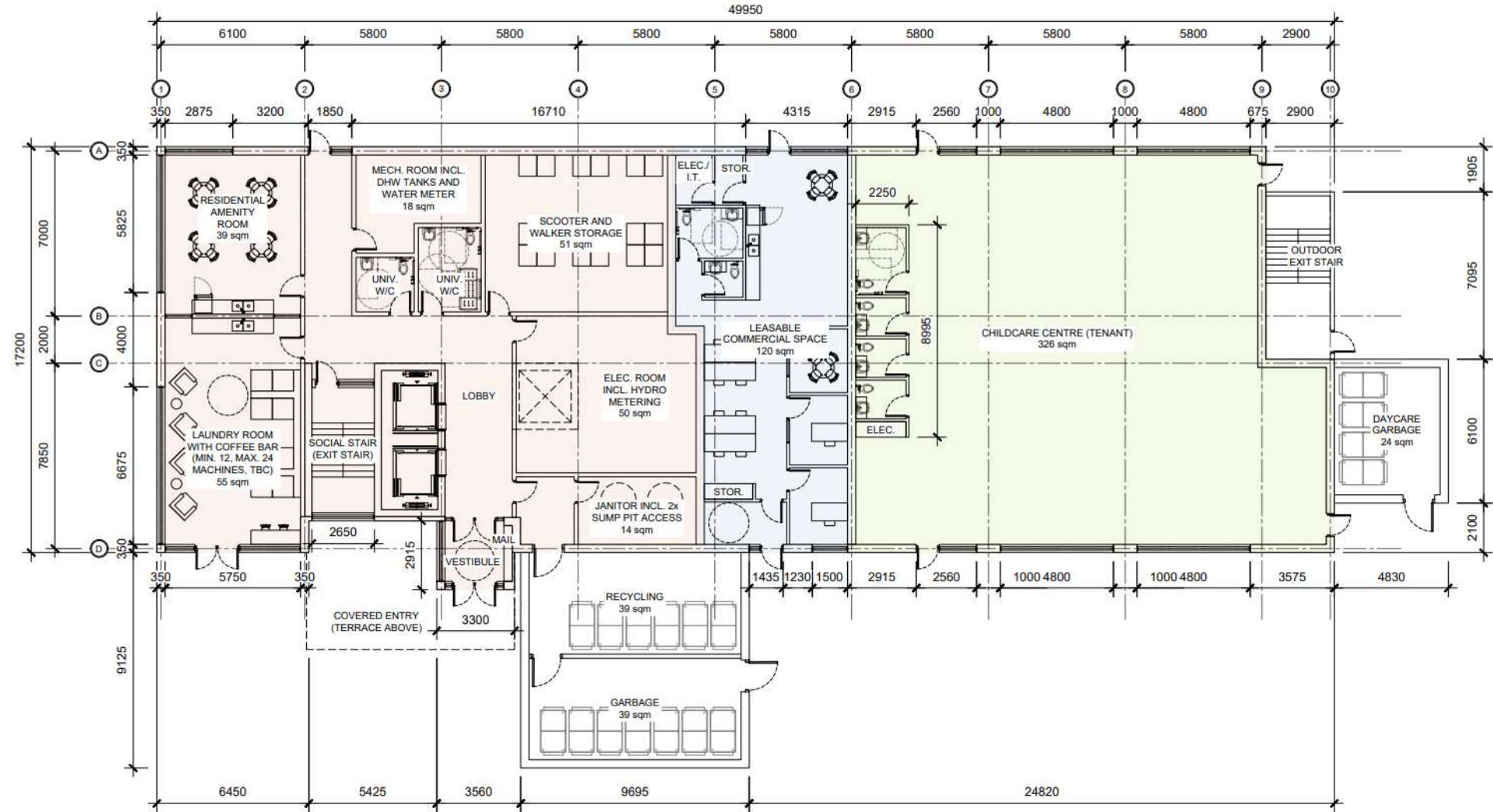
















|   | Approved per<br>Report CSS-03-2021 | Revised Options  |   |
|---|------------------------------------|--|---|
|   |                                    | SCENARIO 1   | SCENARIO 2  |
| Description   | 35 units & commercial space        | 35 units & commercial space<br>(4 storeys, 29,482 sq. ft.) | 56 units plus childcare centre (main<br>tenant) and commercial space<br>(5 storeys, 45,876 sq. ft.) |
| Rent-geared-to-income units   | 11                                 | 14   | 14  |
| Affordable rental units   | 16                                 | 13   | 28  |
| Market rental units   | 8                                  | 8  | 14  |
| Total Affordable Units  | 27                                 | 27   | 42  |
| Total Units   | 35                                 | 35   | 56  |
| Net New RGI/Affordable Units  | 17                                 | 13   | 28  |
| Net New Childcare Spaces<br>*current estimate (mix of infant, toddler, preschool) | Nil                                | Nil  | 41*   |
| Haldimand's Direct Contribution<br>(excluding land, servicing, and fees)          | \$4,578,911                        | \$4,226,918  | \$6,900,000   |
| Cost Per Net New RGI/Affordable Units   | \$269,348                          | \$325,148  | \$246,429   |

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| CMHC – Seed Funding  | \$20,000                           | \$20,000   | \$20,000  |
| Canada-Ontario Community Housing Initiative (COCHI)  | \$250,000                          | \$250,000  | \$250,000   |
| Canada-Wide Early Learning & Child Care (CWELCC)   | \$ -                               | \$ -   | \$650,000   |
| CMHC Affordable Housing Fund (Non-Repayable Loan)  | \$2,500,000                        | \$2,625,000  | \$4,200,000   |
| CMHC Affordable Housing Fund (Repayable Loan)  | \$3,734,920                        | \$4,400,000  | \$8,571,546   |
| Tax Rebate (assuming 90% GST/HST rebate under Canada-<br>Ontario New Residential Rental Property Rebate Program) | \$1,650,000                        | \$1,980,564  | \$3,028,093   |
| Haldimand - Reimbursement of Planning Fees   | \$400,000                          | \$88,842   | \$117,390   |
| Haldimand - Proceeds from Sale of Existing Haldimand Units<br>(11 units as of October 2024)                      | \$2,877,405                        | \$4,569,040  | \$4,569,040   |
| Haldimand - Proceeds from Future Sale of Existing Units<br>(3 units remaining as of October 2024)                | n/a                                | \$1,050,000  | \$1,050,000   |
| Haldimand - Original Upset Contribution Limit  | \$4,578,911                        | \$4,600,000  | \$4,600,000   |
| <b>Additional Contribution Requirements</b>  | <b>n/a</b>                         | <b>(\$373,082)</b>   | <b>\$2,300,000</b>  |
| <b>Total Estimated Project Costs</b>   | <b>\$16,011,236</b>                | <b>\$19,210,364</b>  | <b>\$29,356,069</b>   |



|      |  |
|------|--|
| 2024 | <ul style="list-style-type: none"><li>• April: Official Plan approved</li><li>• May: Design development kickoff meeting; Bi-weekly project meetings begin</li><li>• June: Presentation to Mayor, councillors, and senior staff</li><li>• July: Pre-consultation meeting with Haldimand County staff</li><li>• November/December: Hold community consultation meeting</li></ul> |
| 2025 | <ul style="list-style-type: none"><li>• Q1: Council meeting to review planning application</li><li>• Q1: CMHC funding contribution agreement</li><li>• Q2: Prepare tender package and issue</li><li>• Q3: Construction start (approx. 20 months construction period)</li></ul>   |
| 2026 | <ul style="list-style-type: none"><li>• Q4: Occupancy</li><li>• Q4: Passive House energy modelling verification and reporting to funders</li></ul>   |



- Scenario 2 will bring **56 units** of much-needed rental housing to Dunnville, including **42 units** of below-market and rent-geared-to-income affordable housing
- Project is being designed according to CMHC's highest standards for **affordability, accessibility, and energy efficiency**, thereby qualifying for the **maximum CMHC funding contribution**
- Scenario 2 will optimize HNHC contributions and County contributions (land, planning fees, direct financing) to deliver **additional affordable units** and a **childcare centre** in a cost effective manner
- **Recommend approval of additional Haldimand County contribution of \$2,300,000** to make up funding shortfall, with the understanding project team will work with County staff to explore other funding sources first and access County funds as a last resort