



# COUNTY OF WELLINGTON

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## COMMITTEE REPORT

**HS-21-32**

**To:** Chair and Members of the Social Services Committee  
**From:** Mark Poste, Director of Housing and Shauna Calder, Manager of Finance  
**Date:** Wednesday, November 10, 2021  
**Subject:** **Guelph Non-Profit Housing Corporation Capital**

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### **Background:**

Guelph Non-Profit Housing Corporation is one of our community's largest housing provider partners for the delivery of social and affordable housing. The 512 Social housing units and 33 affordable housing units in their portfolio are second only to the County of Wellington's directly owned and operated units. Recently, the Guelph Non-Profit board has been working through their long term capital asset budgets, with the help of the County funded building condition assessments. The buildings while in a good state of repair, are now averaging 28 years of age and are beginning to see multiple large building assets in need of replacement to ensure the health and safety of tenants and staff. With many large capital projects having taken place over the last number of years and more coming in the near future, the corporation's existing capital reserves are being put under significant strain.

The Guelph Non-Profit Housing Corporation Board has submitted an Extraordinary Capital Funding Request of the County to support their longer-term capital shortfall. The building condition assessment numbers are showing an average capital shortfall of close to \$950,000 over each of the next five years, and the board is looking for support while they find a long-term solution. In recent years, Guelph Non-Profit has been in receipt of additional capital funding from the County of Wellington in the form of the Canada-Ontario Community Housing Initiative (COCHI), however this funding has not been significant enough to have a major impact on their capital funding shortfall. The County will continue to look at opportunities to support Guelph Non-Profit with future allocations of COCHI, but the provider needs more short-term support while they explore solutions.

Staff are recommending that Committee and Council support the one-time allocation of \$500,000 of capital funding to Guelph Non-Profit Housing Corporation through the County's shared Housing Regeneration Reserve. This investment will help Guelph Non-Profit in the short-term with their capital reserve shortfall. This would be provided in the form of a 15-year forgivable loan similar to funding dispersed through the COCHI programme, with a requirement to continue delivering social housing for the term of the agreement. The \$500,000 draw on the regeneration reserve would largely be offset by the \$477,000 Guelph Non-Profit is required to return to the County as a result of the Annual Information Reserve reconciliation process for their 2020 and 2021 year ends.

County staff will continue to work with the staff and board of Guelph Non-Profit Housing Corporation towards exploring solutions to the capital funding gaps they are experiencing. The solutions to be explored could include future investments from municipal, provincial, federal levels of government as well as the possibility of debt financing.

**Financial Implications:**

Providing Guelph Non-Profit a one-time allocation of \$500,000 from the shared Housing Regeneration Reserve to assist with significant capital pressures is in line with the intended use of this reserve. As mentioned in the body of the report, the unbudgeted recovery of \$477,000 from the Annual Information Return reconciliations largely offset this forgivable loan.

**Recommendation:**

That report HS-21-32 Guelph Non-Profit Housing Corporation be received for information, and

That Council approves the commitment of \$500,000 to Guelph Non-Profit Housing Corporation from the County of Wellington's shared Housing Regeneration Reserve in the form of a 15-year forgivable loan, and

That staff be permitted to draft and execute all appropriate letters and agreements to support the commitment of this funding to the satisfaction of the County Treasurer, the Social Services Administrator and the County Solicitor.

Respectfully submitted,



Mark Poste  
Director of Housing



Shauna Calder  
Manager of Finance