



**DEVELOPMENT SERVICES
MEMORANDUM**

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Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

**FROM: S. WHITE, RPP, SUPERVISOR OF GROWTH MANAGEMENT (HOUSING),
EXT. 4517**

WARD: ALL

**NOTED: J. ROBERTS, MANAGER OF STRATEGIC INITIATIVES, POLICY AND ANALYSIS
M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

RE: HOUSING COMMUNITY IMPROVEMENT PLAN PER DOOR GRANT UPDATE

DATE: OCTOBER 30, 2024

The purpose of this Memorandum is to provide members of Council with an update regarding the allocation of the Housing Community Improvement Plan (CIP) Reserve Fund following the first intake of the new Per Door Grant program.

Background

On June 4, 2024, Council passed motion 24-G-143 to adopt the new [Housing Community Improvement Plan](#) (CIP) and directed staff to allocate a total of \$10,000,000.00 towards the new Housing CIP Reserve.

This funding is comprised of \$4,396,964.50 in funding from the former CIP Reserve Fund, \$3,603,035.50 from the Building Faster Fund (BFF) received from the Provincial Government in March 2024, and \$2,000,000.00 from the Federal Housing Accelerator Fund (HAF).

Council also directed staff to allocate the entirety of the initial Housing CIP Reserve Fund to the [Per Door Grant](#) program, as described in Section 3.3 of the Housing CIP, and to schedule one intake period for the Per Door Grant in 2024.

Summer 2024 Per Door Grant Intake Period Overview

The Per Door Grant intake period was open from July 22, 2024 until August 31, 2024. In accordance with Section 3.3.4 of the the Housing CIP, it was advertised on the City's [Housing CIP website](#), and through established communication methods, including a press release that was issued on July 22, 2024.

This inaugural intake period garnered a lot of interest, and a total of six (6) eligible applications were received before the deadline. A summary of the complete applications that were considered by the Housing CIP Grant Review Committee can be found in Appendix "A" - Summary of Complete Per Door Grant Applications (Summer 2024 Intake Period). Half of the applications received were from non-profit/charitable organizations, and half from market housing developers.

The total funding being sought across all applications totaled nearly two and a half times the available Housing CIP Reserve. Consequently, while all applications submitted met the minimum eligibility criteria of the Per Door Grant per Section 3.3.1 and 3.3.2 of the Housing CIP, the Grant Review Committee awarded grants on a competitive basis. When considering applications, the Grant Review Committee aimed to fund both non-profit and market projects and prioritized spending the available Housing CIP Reserve Fund on the applications that, in their opinion, best demonstrated alignment with the Housing CIP goals, objectives



and preference criteria, and that overall demonstrated strong project feasibility and commitment to fast construction timelines.

CIP Reserve and Approved Funding

The initial Housing CIP Reserve Fund had \$10,000,000.00 allocated through a single intake period to the Per Door Grant program in 2024. Following the intake, a total of \$9,857,312.60 was awarded to successful applicants, leaving \$142,687.40 available to fund future Housing CIP program offerings.

Next Steps

Development Services (Housing) staff have notified applicants of the Grant Review Committee's decision respecting their proposals. Staff will work with the applicants in collaboration with the City's Legal Services Department to draft and execute CIP grant agreements for each of the applications. The agreements will establish the terms and conditions of the grant(s) and will be registered on title of the subject properties.

Staff will continue to monitor the progress of Housing CIP funded projects to ensure construction milestones and other requirements are being met on time, and work with the Finance Department staff to disperse grant payments in accordance with Section 4.2.2 of the Housing CIP and the terms of payment included in the CIP grant agreements.

Should any applicant(s) decide to forfeit their funding, or default on their agreement(s) and no longer remain eligible for the Per Door Grant, any money rescinded will be returned to the Housing CIP Reserve Fund to be available for future intake periods, subject to the requirements of the funding sources.

Staff anticipate bringing forward a future staff report with recommendations regarding 2025 Housing CIP program offerings, including possible 2025 Per Door Grant intake periods, once the 2025 Budget has been approved.

Conclusion

Given the volume and quality of grant applications received by the City during the inaugural Per Door Grant program intake, it appears that the program was well received and appropriately funded. The Housing CIP funding approved to date will support development projects of various sizes, ranging from smaller scale specialized affordable housing options to high density purpose-built rentals. In total, 500 purpose-built rental units, including 218 affordable units, were secured with funding through this round of applications.

Collectively the Per Door Grant provided funding to projects by non-profit and market developers that seek to deliver affordable options and market-rate rental housing. This will further the Housing CIP goal to increase the supply of housing units and rental housing units, and to accelerate the construction of new housing throughout the City of Barrie.

If you have any questions, please contact Shelby White, Supervisor of Growth Management (Housing) at shelby.white@barrie.ca or ext. 4517.

Attachment: Appendix "A" – Summary of Complete Per Door Grant Applications (Summer 2024 Intake Period)



APPENDIX "A"

Summary of Complete Per Door Grant Applications (Summer 2024 Intake Period)

Application No.	Address	Applicant	Applicant Type	Description		Approved (Yes/No)	Amount (\$)
D18-PDG-001-2024	26 Grove Street West	SkyDev co. Inc.	Market/For-profit Developer	The proposed development includes 32 affordable housing units within a 271-unit, 25-storey purpose-built rental apartment building.		Yes	\$6,732,968.92 (\$210,405.28 per affordable housing unit)
D18-PDG-002-2024	22 Grove Street West	SkyDev co. Inc.	Market/For-profit Developer	The proposed development includes 27 affordable housing units within a 270-unit, 27-storey purpose-built rental apartment building.		No	N/A
D18-PDG-003-2024	52 Lakeside Terrace	JD Development Group	Market/For-profit Developer	The proposed development includes 5 affordable housing units within a 231-unit, 12-storey purpose-built rental apartment building.		No	N/A
D18-PDG-004-2024	20 Rose Street	County of Simcoe, Social Housing	Non-profit/Charitable Organization	The proposed development includes 172 affordable housing units within a 215-unit, 11 storey mixed-use social housing apartment building with ground floor institutional uses.		Yes	\$564,343.68 (\$3,281.07 per affordable housing unit)
D18-PDG-005-2024	42 Park Street	Camphill Foundation Canada	Non-profit/Charitable Organization	The proposed development is supportive affordable housing for adults/seniors with developmental disabilities, that provides 2 shared-living accommodation units for 2 individuals within a single detached dwelling.		Yes	\$60,000.00 (\$30,000 per shared living unit/suite)
D18-PDG-006-2024	535 Bayview Drive	YMCA of Simcoe Muskoka	Non-profit/Charitable Organization	The proposed development is transitional affordable housing for at-risk youth, that provides 12 shared-living accommodation units for 12 individuals within a 3-storey residential building attached to the larger YMCA institutional/recreational building.		Yes	\$2,500,000.00 (\$208,333.33 per shared living unit/suite)