



**City of Kingston  
Information Report to Council  
Report Number 21-288**

---

**To:** Mayor and Members of Council  
**From:** Lanie Hurdle, Chief Administrative Officer  
**Resource Staff:** Ruth Noordegraaf, Director Housing and Social Services  
**Date of Meeting:** November 16, 2021  
**Subject:** Affordable Housing & Homelessness Contributions

---

**Council Strategic Plan Alignment:**

Theme: 2. Increase housing affordability

Goal: 2.2 Build a significant number of new residential units with a range of affordability.

**Executive Summary:**

In 2019, City Council endorsed its strategic priorities which included the development of a minimum of 90 affordable housing units with an investment of \$18M. In the last three years, staff have been working diligently to facilitate the development of various affordable housing solutions to meet different needs within the community.

Since the beginning of its term, Council has supported the creation of 239 new affordable housing units (of various types) financed by a combination of federal, provincial and municipal funding. This report provides an overview of the contributions made to the affordable housing projects and investments made to support unhoused members of the community as part of the pandemic response starting in March 2020.

**Recommendation:**

This report is for information only.

November 16, 2021

Page 2 of 16

**Authorizing Signatures:**

ORIGINAL SIGNED BY CHIEF  
ADMINISTRATIVE OFFICER

---

**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Paige Agnew, Commissioner, Community Services Not required

Craig Desjardins, Acting Commissioner, Corporate Services

Peter Huigenbos, Commissioner, Business, Environment & Projects Not required

Brad Joyce, Commissioner, Transportation & Public Works Not required

Jim Keech, President & CEO, Utilities Kingston Not required

Desirée Kennedy, Chief Financial Officer & City Treasurer

November 16, 2021

Page 3 of 16

**Options/Discussion:**

City staff administer affordable housing capital funding contributions utilizing available municipal and shared provincial/federal funding programs. Staff have been working on maximizing all sources of funding to significantly exceed Council’s target of a minimum of 90 affordable units within the term of this Council. This report provides an overview of the contributions made to the affordable housing projects and investments made in special housing initiatives supporting precariously and unhoused members of the community as part of the pandemic response starting in March 2020.

**Affordable housing contributions**

Since the beginning of its term, Council has supported the creation of 239 new affordable housing units (of various types) financed by a combination of federal, provincial, and municipal funding. This information was provided previously as part of [Report Number 21-232](#), September 7, 2021, and has been updated below to reflect the \$7,418,328 Rapid Housing Initiative funding as approved in [Report Number 21-274](#) Rapid Housing Initiative – Project Updates on November 2, 2021.

**Table 1: Overview of Affordable Housing Units and Financing Approved since 2019**

The table below provides a breakdown of all units endorsed by City Council since 2019. It also includes a breakdown of the funding for each project.

<b>Supportive Housing</b>	<b>Municipal Funding</b>	<b>Federal/Provincial Funding (SIF, OPHI, SSRF, Rapid Housing Initiative)</b>	<b>Total</b>
113 Lower Union – 19 units (acquisition & renovations)	\$1,203,305 (Municipal Capital Reserve Funds)  \$51,737 (Development Charges Reserve Funds)	\$500,225 (SIF) \$477,065 (OPHI)  \$655,001 (Rapid Housing Initiative)	\$2,887,333

November 16, 2021

Page 4 of 16

<b>Supportive Housing</b>	<b>Municipal Funding</b>	<b>Federal/Provincial Funding (SIF, OPHI, SSRF, Rapid Housing Initiative)</b>	<b>Total</b>
805 Ridley Drive – 12 units and 18 congregate rooms (acquisition and a portion of renovations and interior redesign)	\$143,275 (Municipal Capital Reserve Funds) \$660,000 (Social Housing Capital Reserve Fund)	\$1,630,000 (SSRF Phase 2) \$3,530,362 (Rapid Housing Initiative)	\$5,963,637
484 Albert Street & 620 Princess Street – 48 units	\$4,115,800 (Municipal Capital Reserve Funds) \$495K (Homelessness Reserve)	\$2,604,200 (SSRF Phase 4)	\$7,215,000
3 Cassidy Street – 7 units	\$0	\$1,154,880 (Rapid Housing Initiative)	\$1,154,880

<b>Independent Housing</b>	<b>Municipal Funding</b>	<b>Federal/Provincial Funding (SIF, OPHI, SSRF, Rapid Housing Initiative)</b>	<b>Total</b>
1316-1318 Princess Street – 90 units	\$14,105,975 (Municipal Capital Reserve Funds)	\$854,025 (Year 3 OPHI)	\$14,960,000

November 16, 2021

Page 5 of 16

1752 Bath Road – 28 units	\$1.4M (Municipal Capital Reserve Funds)	\$0	\$1,400,000
McCauley Street – 8 units	\$661,000 (Social Housing Capital Reserve Fund)	\$0	\$661,000
Curtis Crescent – 9 units	\$0	\$2,078,085 (Rapid Housing Initiative)	\$2,078,085
<b>Total – 239 units</b> (104 supportive units & 135 independent units)	<b>\$22,836,092</b>	<b>\$13,483,843</b>	<b>36,319,935</b>

It is important to note that three (3) affordable housing projects developed by Kingston Frontenac Housing Corporation (KFHC) received funding contributions and approval in the previous Council cycle and have or will soon be completed. Projects are: 20 Cliff Crescent (6 units), 1 Curtis (10 units) and 27 Wright Crescent (23 units).

### Special Housing Initiatives

This section of the report provides details on expenditures and funding that the current term of Council has committed towards special housing projects, including acquisition costs, capital costs to put the facility into service and ongoing monthly operational/rental costs and lifecycle costs as applicable.

### Integrated Care Hub – Artillery Park

Artillery Park housed the Integrated Care Hub from August 2020 to October 2020. Table 2 below provides information on the operational expenditures and related funding with respect to the Integrated Care Hub while it operated out of Artillery Park. Artillery Park expenditures totalled \$656K from July 31, 2020 until October 31, 2020. Expenditures were previously provided as part of [Report Number 21-084](#) – ICH Extension & SSRF, however, a subsequent adjustment to security costs resulted in a decrease in total security costs of approximately \$50K.

In addition to the direct costs below, Facilities Management and Construction Service (FMCS) staff time allocated to this facility as expressed in dollar amount was approximately \$15K for service requests and planned maintenance. Service requests were for items such as assembly

November 16, 2021

Page 6 of 16

of 40 new storage bins, repair of sinks in washrooms, toilet blockages & repairs, fence repairs, set up sleeping quarters, breakers tripped etc.

**Table 2: Artillery Park Expenditures – Integrated Care Hub (July 31, 2020 until October 31, 2020)**

Service Provider	\$ 380,991
Cleaning	100,309
Security	132,163
Portable Toilets	13,429
Waste Disposal & Bins	6,998
Repairs & Maintenance	6,060
Utilities	7,500
Other Supplies	5,375
Pest Control	2,335
Communications & Community Engagement	1,081
<b>Total</b>	<b>\$ 656,241</b>

### **Integrated Care Hub – 661 Montreal Street**

As of November 1, 2020, the Integrated Care Hub operations moved to 661 Montreal Street. Table 3 below outlines total expenditures of just over \$3.0M for the Integrated Care Hub from November 1, 2020 until October 31, 2021. Additional commitments of approximately \$576K representing \$489K of service provider payments to HARS for the months of November and December 2021 and \$87K of leasehold improvements (fit out) for elevators and vestibule work, are not included in the totals below.

In addition to the direct costs below, City Facilities staff time allocated to this facility as expressed in dollar amount was approximately \$34K for service requests and planned maintenance. Service requests were for items such as replacement of broken windows, outdoor

November 16, 2021

Page 7 of 16

light repairs, toilet blockages & repairs, fence set up and repairs, electrical breakers tripped, heating ventilation and air conditioning repairs, etc.

**Table 3: 661 Montreal Street Expenditures (from November 1, 2020, until October 30, 2021)**

Service Provider	\$ 2,290,918
Cleaning and Laundry	192,723
Security	170,226
Portable Toilets	8,629
Waste Disposal & Bins	6,381
Repairs & Maintenance	63,611
Utilities	12,534
Fencing & Storage Rentals, Moving Costs	9,900
Pest Control	1,358
Snow Plowing	3,765
Lease	113,988
Fit Out	152,242
<b>Total</b>	<b>\$3,026,275</b>

In 2020 and 2021, municipal contributions utilized to support the ICH have been allocated from COVID-19 relief funding as well as the municipal homelessness reserve fund. The table below outlines funding approved by City Council and contributed by community partners. These figures include capital expenses related to a one-time relocation of ICH services and the building fit-out that took place in 2020. These costs would not be reflected in the ongoing operating budgets. Fit-out costs to date include bathroom and shower upgrades, heating and ventilation, doors and windows, fire alarm upgrades, plumbing, electrical, and safe injection site works.

November 16, 2021

Page 8 of 16

**Table 4: City and Partners Approved Funding Allocations for ICH**

Social Services Relief Fund Phase 1	\$ 588,734
Social Services Relief Fund Phase 2	1,109,000
Social Services Relief Fund Phase 2 Holdback	457,700
Social Services Relief Fund Phase 3	1,053,882
Municipal Safe Restart Funding	546,118
United Way	375,000
Homelessness Reserve Fund	210,000
Contribution from KCHC for CTS (Lease and Fit Out)	269,905
Canadian Medical Association Foundation (CMAF) Grant	16,000
Provincial Grant – Mental Health Supports	75,000
KCHC – Consumption Treatment Services	\$700,000
<b>Total</b>	<b>\$ 5,401,339</b>

The annual budget for the ICH has been estimated at approximately \$3.0M, or \$250K per month, as per [Report Number 21-084](#). Discussions with the Ministry of Health have focused on a provincial contribution of \$2.3M and a local contribution ranging from \$500k to \$750K. The local contribution is to be made up of city and community partner contributions. Report Number 21-287 – Potential Municipal Investment in Health Care initiatives, being presented to Council on November 16<sup>th</sup>, outlines the possible funding approach for 2022 and beyond.

### 113 Lower Union

In May 2020, City Council approved the purchase of 113 Lower Union Street from AMHS at a cost of \$2.1M for affordable, supportive housing purposes. Council directed staff to conduct a Request for Proposal (RFP) process to support the disposition of the property to a housing provider.



November 16, 2021

Page 9 of 16

Table 5 below outlines total expenditures of approximately \$2.5M expensed to date for 113 Lower Union. The City’s costs to acquire the property at 113 Lower Union Street included the purchase price of \$2.1M and approximately \$95K in soft costs associated with the acquisition process (i.e., designated substance review, legal costs, and land transfer tax). Other property maintenance and capital improvements costs incurred to date total \$245K.

Commitments at the end of October 31, 2021, not included in the table below, total approximately \$162K for minor capital improvement work. As described in [Report Number 21-274](#) – Rapid Housing Initiatives – Project Updates, up to \$655,001 from the Rapid Housing Initiative (RHI) funding will be allocated to the project for asbestos abatement, mechanical upgrades, interior renovations, tenant improvements and additional work that was identified in the Building Condition Assessment (e.g., roof repairs). Approximately \$382,000 has been forecasted for anticipated future repairs identified in the Building Condition Assessment over the next 5-10 years. Some of these repairs include window replacement, full roof replacement, make up air units, fire alarm sprinkler system repairs and upgrades, etc.

In addition to the direct costs below, City Facilities staff time allocated to this facility as expressed in dollar amount was approximately \$1K for service requests and planned maintenance. Service requests were for items such as response to fire alarms.

**Table 5: 113 Lower Union Expenditures (May 2020 until October 31, 2021)**

Expenditure	Expense
Land Acquisition	\$ 2,100,000
Land Transfer Tax, Legal Costs, Designated Substance Review	94,652
Security	6,753
Snow Plowing	4,600
Lawn Maintenance	3,981
Repairs & Maintenance	4,567
Utilities	16,741
Other Departmental Staffing Support	9,500

November 16, 2021

Page 10 of 16

Pest Control	504
Capital Improvements (asbestos abatement) – Rapid Housing Funding	55,633
Youth Shelter Relocation – Social Services Relief Phase 1 Funding	142,500
<b>Total</b>	<b>\$ 2,439,431</b>

As described in [Report Number 20-192](#) – Social Services Provincial Funding Allocation (September 1, 2020) the City of Kingston was allocated \$1.4M under the Social Services Relief Fund Phase 1 to address needs of vulnerable populations during COVID-19. The funding was allocated to a number of shelter and self-isolation centre services to provide more space for physical distancing. The majority of costs were related to leasing, rentals, increased staffing and cleaning at various locations. Of the \$1.4M, \$142,500 was allocated to cover youth shelter relocation costs at 113 Lower Union Street. Below is a list of allocations made to various services for a total of \$1.4M.

**Table 6: Social Services Relief Fund Phase 1 Allocations**

<b>Allocation</b>	<b>Amount</b>
1. 113 Lower Union Street (Youth Shelter Relocation)	\$142,500
2. 805 Ridley Drive (Self-Isolation Centre)	\$318,656
3. 670 MacLean Court (In From The Cold Relocation)	\$280,036
4. Hotel Costs	\$12,962
5. Portable toilets (various locations)	\$49,012
6. Integrated Care Hub	\$588,734
7. Lionhearts meal program	\$39,000

November 16, 2021

Page 11 of 16

As described in [Report Number 21-051](#) – Social Services Relief Fund Phase 2 – Provincial Holdback the City of Kingston was allocated \$2,239,000 which was used to offset the municipal capital contribution towards the acquisition of 805 Ridley Drive and to fund the ongoing operations of the Integrated Care Hub.

**Table 7: Social Services Relief Fund Phase 2 Allocations**

<b>Allocation</b>	<b>Amount</b>
1. Acquisition of 805 Ridley Drive	\$1,130,000
2. Integrated Care Hub	\$1,109,000

The City of Kingston received notification on December 15, 2020 that it was awarded \$964,700 through SSRF Phase 2 Provincial Holdback which was used to cover the acquisition costs of 805 Ridley, the ongoing operational costs of the Integrated Care Hub to extend support beyond July 1, 2021 and hotel costs.

**Table 8: Social Services Relief Fund Phase 2 Holdback Allocations**

<b>Allocation</b>	<b>Amount</b>
1. Acquisition of 805 Ridley Drive	\$500,000
2. Integrated Care Hub	\$457,700
3. Hotel Costs	\$7,000

The City of Kingston received notification on March 29, 2021 that it was awarded \$2,317,543 through SSRF Phase 3. Approximately \$1.7M of this funding has been committed and/or spent to-date.

November 16, 2021

Page 12 of 16

**Table 9: Social Services Relief Fund Phase 3 Allocations**

<b>Allocation</b>	<b>Amount</b>
1. Integrated Care Hub	\$1,053,882
2. Kingston Food Hub Project ( <a href="#">Report Number 21-116</a> )	\$150,000
3. Home Base Housing – Enhanced Street Outreach ( <a href="#">Report Number 21-118</a> )	\$77,500
4. Tipi Moza – Indigenous Supportive Housing ( <a href="#">Report Number 21-158</a> )	\$150,000
5. 805 Ridley Drive	\$48,518
6. Leon’s Centre – Self-Isolation Centre	\$17,929
7. Kingston Youth Shelter – Shelter Relocation Costs	\$8,353
8. Hotel Costs	\$171,205

As described in [Report Number 21-232](#) – Affordable Housing Contributions – 484 Albert Street and 620 Princess Street, 1752 Bath Road & 1316-1318 Princess Street the City of Kingston was allocated \$2,604,200 under the SSRF Phase 4 which will be used towards the development of affordable, supportive youth housing units at 484 Albert Street and 620 Princess Street.

**Table 10: Social Services Relief Fund Phase 4 Allocations**

<b>Allocation</b>	<b>Amount</b>
1. 484 Albert Street	\$2,604,200

November 16, 2021

Page 13 of 16

In April 2020, the City of Kingston issued a Request for Expression of Interest related to the reuse of 113 Lower Union for supportive housing. Several responses were received from community organizations. In September 2020, the City of Kingston issued a Request for Proposal RFP F18-CSG-CS-HSS-2020-1 Supportive Housing Acquisition 113-113½ Lower Union Street, seeking proposals from community housing organizations. None of the responses to the RFP were deemed adequate and the Housing & Social Services Department retained a consultant to meet with respondents and organizations that declined to respond to examine alternative uses for the property. Following a series of interviews and meetings, the consultant proposed several housing alternatives and more detailed discussions were pursued with Tipi Moza, given the over-representation of Indigenous individuals on our By-Name-List and the fact that Tipi Moza was an experienced and credible housing operator serving Indigenous individuals. The proposal with Tipi Moza culminated in [Report Number 21-158](#) on June 1, 2021. As part of this report, Council endorsed the establishment of an Indigenous housing service centre in partnership with Tipi Moza at 113 Lower Union Street. This included entering into a service and lease agreement for a value of \$1 per year with Tipi Moza for a five-year period to provide affordable, supportive housing at 113 Lower Union Street with a commitment of two-years of operating funding for an indigenous housing service centre to Tipi Moza in the amount of up to \$75,000 per year, for a total of \$150,000, funded from the Social Services Relief Funding Phase 3.

The current agreement with Tipi Moza is a net lease. Tipi Moza is responsible for all the operating costs of this property, including utilities, property maintenance, landscaping, snow removal, security, insurance, collecting rents from client-tenants; they are also responsible for staffing associated with the program and property management. The City of Kingston will be responsible for paying property taxes, if applicable. For the term of the agreement (5 years) Tipi Moza will not pay rent. For the first two years, the City will provide rent supplement funding to Tipi Moza in the amount \$110 (up to \$25,080 per year) per tenant per month in addition to operating funding of \$75,000 per year. This amount has already been captured in the rent supplement 2022 operating budget.

In support of the creation of the Indigenous Housing Services Centre, Tipi Moza has already sought and obtained significant operating funding from Ontario Aboriginal Housing Services. Individual client tenants will also contribute revenue to the centre.

In the original discussions with Tipi Moza a desired term of 5 years with an option for a further five years was discussed. Under the terms of the agreement with Canada Mortgage and Housing Corporation, the City is required to maintain affordability levels at 113 Lower Union for twenty years. The proposed lease and housing services agreement with Tipi Moza does allow the City to terminate the lease and housing services agreement if they are not meeting their obligations. Council recently directed staff to include an option in the Tipi Moza lease agreement for a five-year extension following the initial five-year term of the lease.

### **805 Ridley Drive**

Table 11 below outlines total expenditures of approximately \$2.8M expensed from September 1, 2020 until October 31, 2021 for 805 Ridley Drive. The City's costs to acquire the property at 805

November 16, 2021

Page 14 of 16

Ridley Drive included the purchase price of \$2.2M and approximately \$49K in soft costs associated with the acquisition process (i.e., designated substance review, legal costs, and land transfer tax). Other property maintenance and operating costs incurred to date total \$446K.

Commitments at the end of October 31, 2021 total approximately \$100K for minor capital improvement work including mold abatement, architectural fees for the preliminary design, sprinkler, and lateral upgrades. These commitments have not been included in the expenditures below.

In addition to the direct costs below, City Facilities staff time allocated to this facility as expressed in dollar amount was approximately \$8K for service requests and planned maintenance. Service requests were for items such as repairs to broken windows, flooding due to plumbing fixture overflow, electrical repairs, architectural repairs, laundry room implementation etc.

**Table 11: 805 Ridley Drive Expenditures (September 1, 2020 until October 31, 2021)**

Land Acquisition	\$ 2,243,000
Land Transfer Tax, Legal Costs, Designated Substance Review	49,417
Security	9,648
Snow Plowing	4,754
Lawn Maintenance	3,440
Repairs & Maintenance	57,826
Flood Remediation	54,372
Utilities	42,180
Waste Disposal	11,730
Pest Control	268
Mold Abatement	17,047
<b>Total</b>	<b>\$ 2,493,682</b>

November 16, 2021

Page 15 of 16

In addition to the costs outlined above, and as described in [Report Number 21-274](#) – Rapid Housing Initiatives – Project Updates, Rapid Housing Funding of \$3,530,362 will be utilized towards the creation of twelve (12) units of deeply affordable transitional or supportive housing (eight (8) studio apartments and four (4) one-bedroom units) preliminarily targeting housing for women and children in the east wing at 805 Ridley Drive. There is also \$1.1M of improvements to the west wing of 805 Ridley that are being included in the 2022 capital budget cover fire safety, roof replacement, utility upgrades, drainage/landscaping and other improvements identified by staff that are not eligible expenses under the Rapid Housing.

Based on the extensive renovations as part of the RHI and the improvements to the west wing the majority of the Building Condition Assessment items identified for the first five years will be addressed.

It is estimated that approximately \$350,000 to \$500,000 has been identified for future capital repairs in the Building Condition Assessment over the next 5-10 years that are not being addressed as part of the initial renovations. Some of these repairs include heating systems, entrance and egress doors (including patio doors), lighting systems, and finishes, etc. These repairs are mostly localized to the west wing. At the completion of the renovations and improvements, the Building Condition Assessment will be reviewed and updated.

Projected operating costs for 2022 for 805 Ridley Drive are approximately \$125K, including repairs and maintenance, utilities, insurance, and contracted services. The Housing and Social Services department is currently working with potential operators for the east wing of the 805 Ridley Drive site and anticipates bringing a report with a preferred operator to Council for approval in March 2022. At that time, staff will be better able to present the operating budget impact of the east wing transitional housing. The west wing is currently utilized as a temporary facility for the Kingston Youth Shelter and a longer-term plan will be brought forward in 2022.

**Existing Policy/By-Law:**

None

**Notice Provisions:**

None

**Accessibility Considerations:**

None

**Financial Considerations:**

Included in the body of the report.

**Contacts:**

Ruth Noordegraaf, Director, Housing and Social Services 613-546-4291 extension 4916

November 16, 2021

Page 16 of 16

**Other City of Kingston Staff Consulted:**

Speros Kanellos, Director, Facilities Management and Construction Services

Scarlet Eyles, Manager Financial Services

Melanie Bale, Financial Analyst, Financial Services

Bruce Davis, Project Manager, Housing and Homelessness

John Henderson, Housing Programs Administrator

**Exhibits Attached:**

None