

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	April 24, 2025
Subject / Report No:	CSR-CW-07-25
Title:	City of Owen Sound Request for Funds for Land for Affordable Housing
Prepared by:	Anne Marie Shaw
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Owen Sound

Recommendation

1. That report CSR-CW-07-25 regarding a request from City of Owen Sound for \$45,000 to purchase a parcel of land for affordable housing be received; and
2. That \$45,000 be provided to City of Owen Sound to purchase land located at 2181 8th Ave E., 2207 8th Ave E., and 2229 8th Ave E; and
3. That the \$45,000 be provided from the Affordable Housing Reserve Fund.

Executive Summary

This report recommends that \$45,000 in unbudgeted funds be provided from the Affordable Housing Reserve Fund to the City of Owen Sound to purchase land from the Ministry of Infrastructure. The parcels of land located at 2181 8th Ave E., 2207 8th Ave E., and 2229 8th Ave E will be developed by Owen Sound Municipal Non Profit Housing Corporation into affordable housing units.

Background and Discussion

The City of Owen Sound is partnering with Owen Sound Municipal Non-Profit Housing Corporation (OSMNPHC) to purchase land from the Ministry of Infrastructure to support the development of affordable housing in Owen Sound. Owen Sound City Council supported the acquisition of three strategically located vacant parcels of land on 8th Avenue East, specifically 2181 8th Ave E., 2207 8th Ave E., and 2229 8th Ave E.

The parcels of land are adjacent to existing affordable housing managed by the OSMNPHC. The purchase of this land provides opportunity for OSMNPHC to further develop affordable housing at their current site. Affordable housing is in great need in Owen Sound and OSMNPHC has a history of developing and managing affordable housing that is sustainable and financially viable. Preliminarily, OSMNPHC plans to use the lots for 10-12 one-bedroom units.

The total purchase price of the land is \$260,000, the City of Owen Sound has committed \$215,000 and is looking for a \$45,000 contribution from Grey County to support this initiative.

Initially, City staff negotiated a purchase price of just under \$215,000 for the lands, which was approved by council. However, during a title search the Ministry of Infrastructure discovered nine liens on the titles of the three parcels, registered in favour of a private mortgage lender. As a result, the MOI rescinded the previously agreed-upon price of \$213,894.13 and revised it to \$260,000 (exclusive of HST) to cover and pay out the liens on the property, creating a shortfall of approximately \$45,000.

As there is a housing crisis and a need for more affordable housing staff recommend this request be approved and funds be provided to the City of Owen Sound for the purchase of the parcels of land.

An agreement similar to other agreements for funding for affordable housing will be entered into with the City of Owen Sound ensuring the development of affordable housing units.

Financial and Resource Implications

The \$45,000 required for the purchase of the parcels of land is to be funded from the Affordable Housing Reserve Fund that has a balance of \$1,578,700 prior to this request.

Relevant Consultation

- ☒ Internal (list) Finance
- ☒ External (list) City of Owen Sound

Appendices and Attachments

