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## Report 2025-029

**Report Title:** Municipal Housing Facilities Agreement -129 Kent Street, Campbellford

**Committee Name:** Social Services

**Committee Meeting Date:** February 5, 2025

**Prepared by:** Emily Corkery  
Housing Services Manager  
Community and Social Services

**Reviewed by:** Rebecca Carman  
Associate Director, Housing and Homelessness  
Community and Social Services

Glenn Dees  
Director, Health and Human Services  
Health and Human Services

**Approved by:** Jennifer Moore, CAO

**Council Meeting Date:** February 19, 2025

**Strategic Plan Priorities:**  Innovate for Service Excellence  
 Ignite Economic Opportunity  
 Foster a Thriving Community  
 Propel Sustainable Growth  
 Champion a Vibrant Future

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### Recommendation

“That the Social Services Committee, having considered Report 2025-029 ‘Municipal Housing Facilities Agreement -129 Kent Street, Campbellford’, recommend the County Council enact a Municipal Housing Facilities By-law identifying 129 Kent Street, Campbellford as a Municipal Housing facility, as per the executed contribution agreement between Northumberland County and the Northumberland County Housing Corporation (NCHC), at the February 19, 2025 County Council meeting.”

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## **Purpose**

The purpose of this report is to seek Council's support in establishing a by-law to identify 129 Kent Street, Campbellford, Ontario (129 Kent) as a Municipal Housing Facility.

## **Background**

On November 20, 2024, County Council delegated authority to staff to proceed with the acquisition 129 Kent Street, Campbellford on behalf of the Northumberland County Housing Corporation. The property was purchased for \$460,000 with the allocation of 2024/2025 Canada-Ontario Community Housing Initiative (COCHI) / Ontario Priorities Housing Initiative (OPHI) funding in the amount of \$325,790, inclusive of a reallocation of \$100,000 from Northumberland Renovates. The property is a century home duplex located in a residential area, containing two one-bedroom units. The upper-level unit has a second bedroom; however, staff are assessing to confirm it conforms to today's building and occupancy standards. The vision for this property is to develop three self-contained, single-occupancy affordable units designed to support individuals in a transitional housing program.

## **Consultations**

Consultations were completed with NCHC, Public Works, including the Facilities Division and Major Capital Projects, Homelessness Services Division and Northumberland County legal counsel.

## **Legislative Authority / Risk Considerations**

The County is the delegated Housing Services Manager through the *Housing Services Act, 2011* (HSA) which requires the County to have a Housing and Homelessness Plan and deliver provincial and federal funding for the creation of affordable housing. The provision for Municipal Housing Facilities is provided under the *Municipal Act, 2001*.

In addition, Northumberland County By-law 29-2023 is the overarching Municipal Housing Facilities By-law that allows for County Council to pass by-laws permitting the County to enter into municipal housing project facilities agreements with housing services agreement.

The proposed by-law declaring 129 Kent Street a Municipal Housing Facility has been reviewed by in house legal counsel, and the contribution agreement between the County and NCHC was developed by external legal counsel and reviewed by in house legal counsel.

The contribution agreement meets all OPHI program requirements as well as the requirements of section 110 of the Municipal Act, 2001, section 7 of O.Reg. 603/06, and Northumberland County By-Law 29-2023.

## **Discussion / Options**

129 Kent Street meets all requirements for Ontario Provincial Housing Initiative funding and meets requirements outlined in Northumberland County By-law 29-2023. This by-law is required to secure provincial funding and adhere to relevant legislation and County by-laws.

## **Financial Impact**

There are no direct financial impacts associated with this report.

Staff are in the process of developing a capital financing strategy for this project and will bring the strategy to Council for approval in the coming months.

**Member Municipality Impacts**

N/A

**Conclusion / Outcomes**

It is recommended that County Council enact a Municipal Housing Facilities By-law with the NCHC for the provision of affordable housing through 129 Kent Street, Campbellford, Ontario.

**Attachments**

1. Report 2025-029 ATTACH 1 'Municipal Housing Facilities By-law 129 Kent Street'