

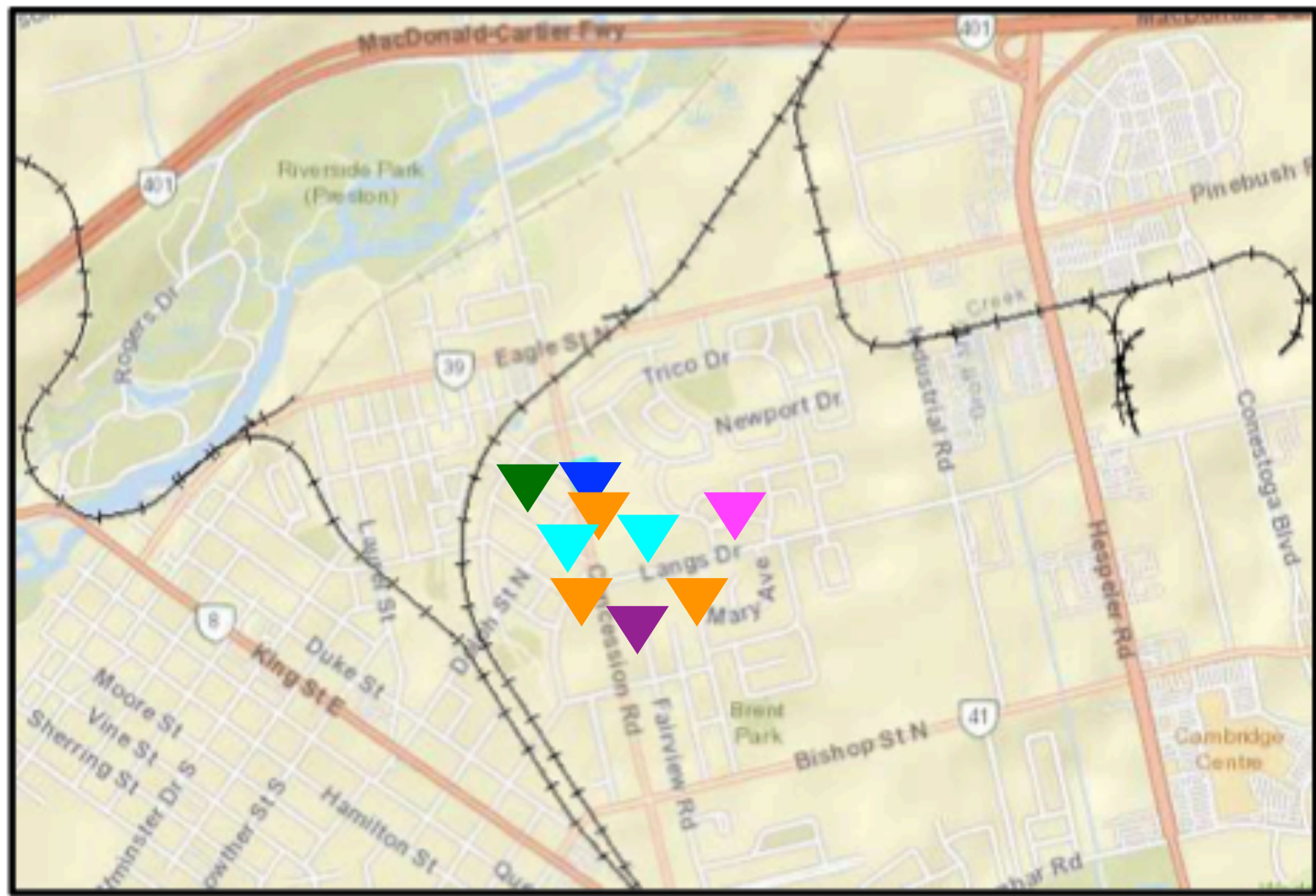
Accelerating Solutions to Homelessness & Housing

Modifying the Kinsmen Centre Motion to Be More Ambitious

Nathan Whalen | Presentation to Regional Council on October 25, 2023

Shift the Proposal to Maximize Affordable Housing

Provide direction to not place a homeless shelter next to three schools & build more than 33 units on 1.08 acres

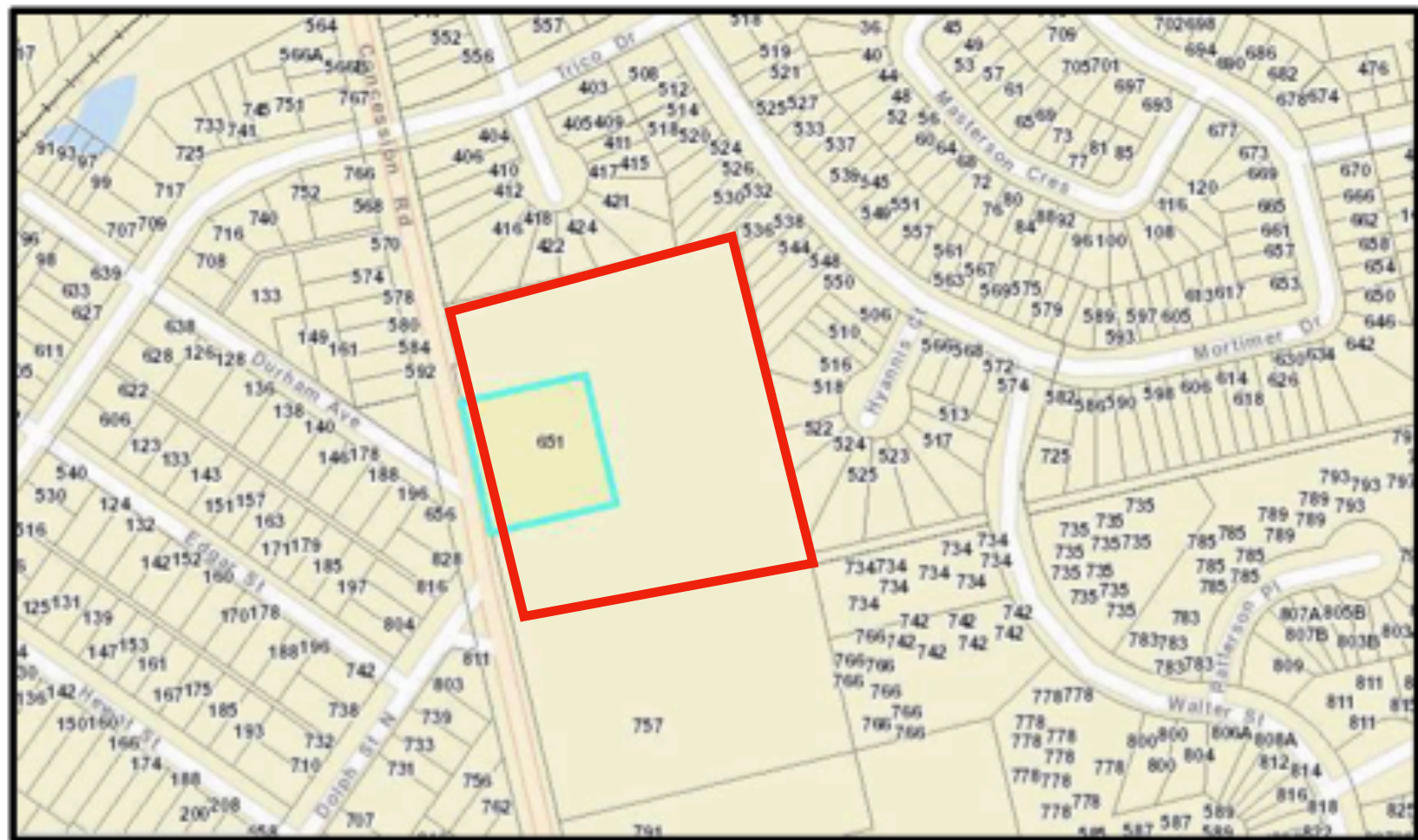


- ▼ Kinsmen Centre - Subject Property
- ▼ Langs Drive - Region-owned Affordable Housing
- ▼ K - 8 Schools
- ▼ Fairview Seniors Community
- ▼ Langs Community Centre
- ▼ House of Friendship - Men's Residential Addiction Treatment

Bottom Line

This is not the right location for a new homeless shelter.

Provide direction to focus instead on more affordable housing units (seniors community preferred).



- Proposed Site Size
- Potential Site Size

Grass surrounds the existing complex on all three sides.

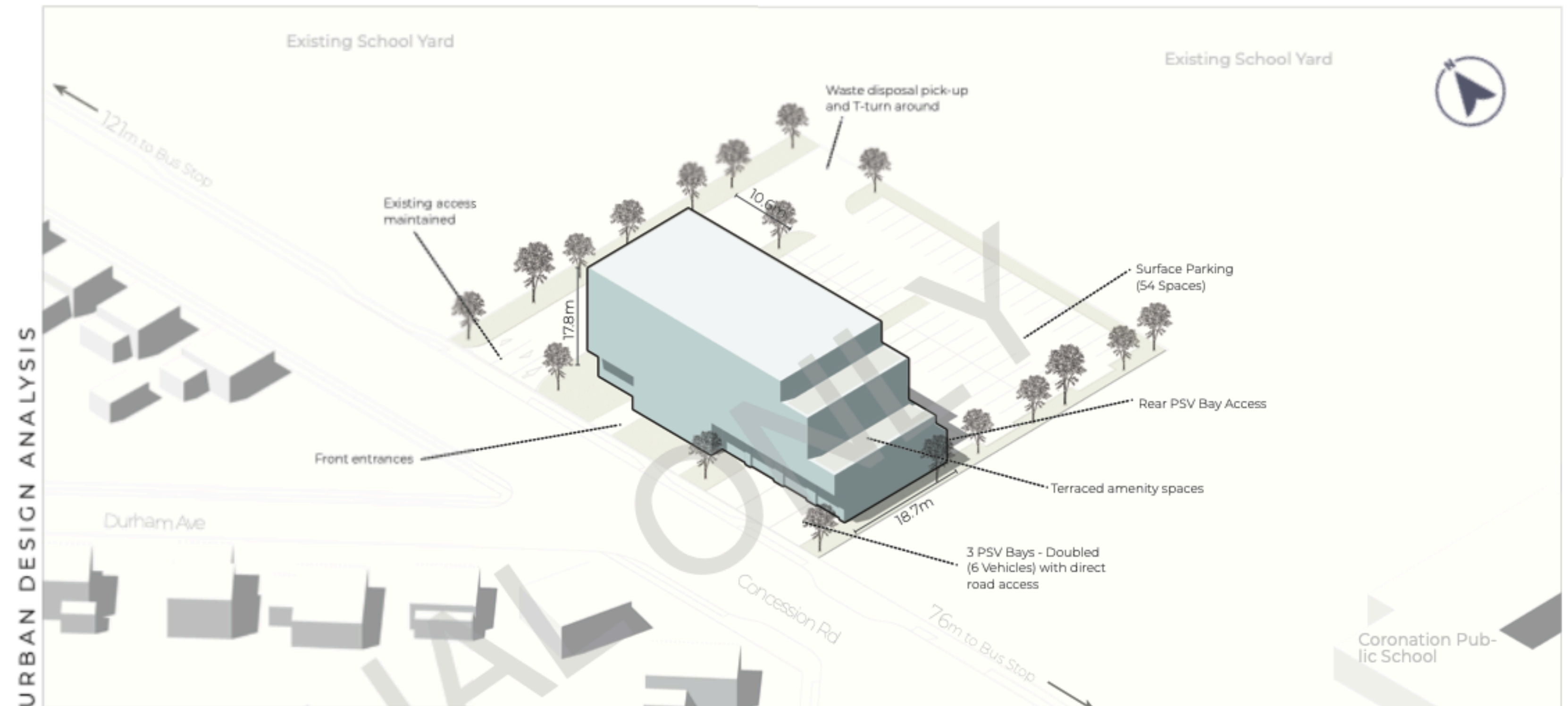
Let's be more ambitious and ask the School Board to permit expanding the building size in the name of more affordable housing.

Add Units Through Height and Parking

Provide direction to explore building higher and moving parking underground

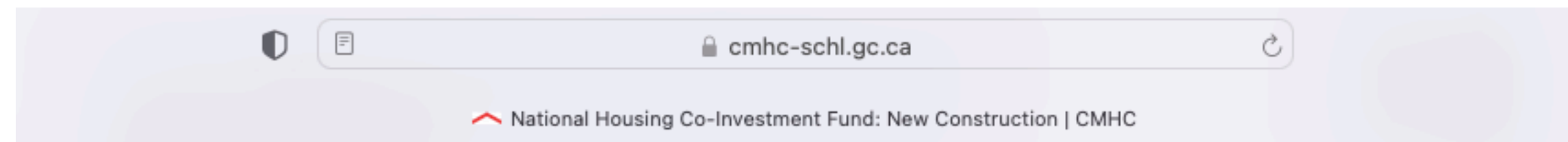
Concept design is only 4-5 stories and uses half the space for parking.

Provide direction to explore increasing the building height and moving parking underground.



Apply for Federal Dollars to Support This Project

Provide direction to also apply to the National Housing Co-Investment Fund



National Housing Co-Investment Fund: New Construction

Low-interest loans and forgivable loans to build new affordable housing.

Federal Budget 2023 Boosts Funding

Projects can now get up to:

- \$75,000 per unit for exceeding affordability and energy efficiency standards
- \$25,000 per unit for meeting minimum social outcome requirements

This New Construction option of the National Housing Co-Investment Fund provides low-interest loans and forgivable loans to build new affordable housing. The Fund prioritizes partnerships between governments, non-profits, the private sector and other partners.

To qualify, you need to partner with a level of government to ensure coordination of investments.

The Co-Investment Fund focuses on developing [energy-efficient, accessible \(PDF\)](#) and socially inclusive housing that is:

- mixed-income
- mixed-tenure
- mixed-use that includes affordable housing

Take advantage of the National Housing Strategy Co-Investment Fund while funds remain available.

- Up to \$100,000 per unit in forgivable loans from the federal government (~\$3.3 Million at 33 Units OR \$20 Million at 200 Units)
- This opportunity likely qualifies due to it being ‘mixed-use that includes affordable housing’ and demonstrates a partnership between the Region of Waterloo, School Board, and potentially other community partners.

Consult Key Partners Early

Provide direction to consult certain community organizations

- The existing motion provides that staff only need to consult necessary Regional departments and the City of Cambridge staff about the concept
- Consultation with key community partners is important to ensure social outcomes are best delivered, especially in this highly sensitive area
- Recommendation to consult organizations including but not limited to, Cambridge Shelter Corporation, Cambridge Food Bank, Langs Community Centre, Porchlight Counselling & Addictions Services, and Fairview Seniors Community.

Bringing It All Together

Adding Further Direction to Staff Will Likely Improve Outcomes

Existing Motion

1. That the Regional Municipality of Waterloo take the following action with respect to the Regionally-owned property located at 651 Concession Road, Cambridge (former Kinsmen Children's Centre) as set out in report COR-FFM-23-007 dated October 10, 2023:
 - a. Direct staff to explore, in consultation with necessary Regional departments and City staff, the concept of redeveloping the Regionally-owned property located at 651 Concession Road, Cambridge with a Regional multi-use building, including Paramedic Services, affordable housing, and potentially other integrated social service offerings; and
 - b. Direct staff to proceed with applying for a Federation of Canadian Municipalities Sustainable Affordable Housing study grant for this property.

Proposed Amendment to the Motion

1. That the Regional Municipality of Waterloo take the following action with respect to the Regionally-owned property located at 651 Concession Road, Cambridge (former Kinsmen Children's Centre) as set out in report COR-FFM-23-007 dated October 10, 2023:
 - a. Direct staff to explore, in consultation with necessary Regional departments, **community organizations including, but not limited to, Cambridge Shelter Corporation, House of Friendship, Porchlight Counselling & Addiction Services, Cambridge Food Bank, Langs Community Centre, Fairview Seniors Community**, and City staff, the concept of redeveloping the Regionally-owned property located at 651 Concession Road, Cambridge with a Regional multi-use building, including Paramedic Services, affordable housing (**but not shelter space**), and potentially other integrated social service offerings; and,
 - b. Direct staff to proceed with applying for a Federation of Canadian Municipalities Sustainable Affordable Housing study grant **and National Housing Strategy Co-Investment Fund Loan** for this property; **and,**
 - c. Direct staff to explore expanding the proposed development area and height for this property in consultation with the Waterloo Region District School Board and City of Cambridge.