



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

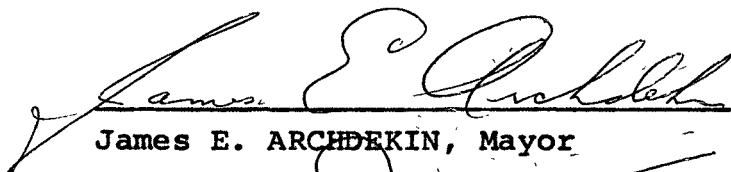
Number 39-79

Being a By-law to provide for a community sponsored rent supplement program with regard to the Holland Christian Homes Inc. Senior Citizens Apartment Complex on the west side of McLaughlin Road, south of Steeles Avenue, City of Brampton.

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. THAT the Corporation of the City of Brampton approves of the provision of rent geared to income accommodation for senior citizens under the Ministry of Housing's Rent Supplement Program up to Fifty per cent (50%) of the units in the Holland Christian Homes Inc. Senior Citizens Apartment Complex on the west side of McLaughlin Road, south of Steeles Avenue in the City of Brampton; being a non-profit housing project. The Corporation of the City of Brampton undertakes and agrees to contribute seven and one half per cent (7-1/2%) of any annual loss arising out of the said Senior Citizens housing and agrees to execute the Minister's standard agreement in the form annexed hereto.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 12th day of March 1979.


James E. ARCHDEKIN, Mayor


Ralph A. EVERETT, Acting Clerk

PASSED March 12th 19 79



BY-LAW

No. 39-79

To provide for a community sponsored rent supplement program with regard to the Holland Cristian Homes Inc. Senior Citizens Apartment Complex on the west side of McLaughlin Road, south of Steeles Avenue, City of Brampton.

COMMUNITY SPONSORED HOUSING PROGRAM -
Municipal Subsidy Agreement

THIS AGREEMENT made in duplicate the 12th
day of March , A.D. 1979

B E T W E E N:

THE HONOURABLE CLAUDE BENNETT
Minister of Housing for the Province of
Ontario

(hereinafter called "the Minister")

OF THE FIRST PART

- and -

The Corporation of the City of Brampton

(hereinafter called "the Municipality")

OF THE SECOND PART

WHEREAS pursuant to Section 17 (1) (a) of the
Housing Development Act as amended, the Municipality may,
with the approval of the Minister, enter into an agree-
ment with a governmental authority for sharing or
contributing to the maintenance cost of a housing project;
and

WHEREAS the Minister has instituted a Community
Sponsored Housing Program designed to assist individuals
and families of low or moderate income to obtain private
non-profit rental or co-operative housing accommodation
within the Municipality at rents or charges which
are scaled to their incomes, whereby the Minister will pay
to a non-profit housing corporation furnishing such
accommodation the difference between the rents or
charges scaled to income and the usual full recovery rents
or charges for the accommodation; and

WHEREAS in consideration of the assistance
given to such persons, the Municipality has agreed with

the Minister to bear a portion of the annual operating expenses pertaining to such program for non-profit housing projects situated within the Municipality; and

WHEREAS the Municipality has on the 12th day of March , A.D. 1979, passed By-Law No. 39-79 authorizing the entering into of this Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the premises and the mutual understandings hereinafter set forth, the parties hereto on behalf of themselves and their respective successors and assigns hereby covenant and agree as follows:

1. In this Agreement:

- (i) "owner" shall mean the non-profit corporation which owns the building wherein certain housing units are being provided at less than full recovery rents, or charges to individuals or families of low or moderate income;
- (ii) "individual or family of low or moderate income" shall mean an individual or family that receives a total income that in the opinion of the Minister is insufficient to permit the individual or family to rent or obtain housing accommodation adequate for its needs at the current prevailing rental or co-operative rates in the area in which the individual or family lives;
- (iii) "rent supplement" or "co-op housing supplement" shall mean the difference between the full monthly rents or co-op housing charges which would normally be charged by the non-profit corporation for the housing units under the program and the actual rents or housing charges based on the Minister's rent-to-income scale, which are charged to the individual or family

of low or moderate income for the housing accommodation.

- (iv) "operating expenses" means the total of:
- (a) the rent supplement or co-op housing charge supplement amounts paid in any calendar year by the Minister to owners within the Municipality;
 - (b) the full rents or co-op housing charges for any units which the Minister may be legally obliged to pay to owners by reason of unavoidable vacancies occurring during the calendar year;
 - (c) administrative expenses incurred by the Minister in operating and carrying out the program, providing that the administrative fee shall not exceed \$8.00 per housing unit per month during the first five years of this Agreement;
 - (d) any other legitimate expenses agreed to be paid by the Minister to the owner pertaining to units in the program.

2. The Minister shall provide rent or co-operative housing accommodation to individuals or families of low or moderate income within the Municipality by entering into rent or co-op housing charge supplement agreements with owners for the direct leasing or provisions of co-op housing accommodation to such individuals or families under which the Minister shall pay the operating expenses pertaining to the units. A list of the non-profit housing supplement agreements which the Minister has entered into with various owners to date is attached hereto as Schedule "A" and it is agreed that same will be added to from time to time as further agreements are concluded covering

further units, and/or extending the terms under the existing agreements.

3. The Municipality shall pay to the Minister on or before the 30th day of June in each year a sum equal to seven-and-a-half (7 1/2) percent of the operating expenses incurred with respect to the non-profit housing supplement accommodation within the Municipality for the preceding calendar year in accordance with a certified statement to be delivered to the Municipality by the Minister on or before the 30th day of April in the year in which such payment shall be made.

4. The Municipality shall have the right, through its servants, agents or auditors, at any time upon reasonable notice to the Minister, to examine the books and records of the Minister pertaining to the non-profit housing supplement accommodation with the Municipality, and in the event that at any time the Municipality disputes the amount claimed by the Minister under the preceding paragraph hereof and the parties hereto cannot resolve such dispute, the Minister shall refer such dispute to a third party acceptable to each of them, and the decision of such third party shall be final and binding on both parties hereto.

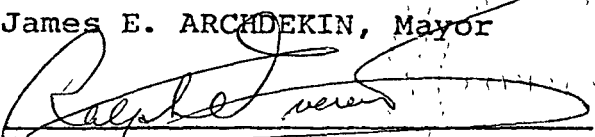
5. This Agreement shall continue and remain in force for a period of twenty years from the date hereof, and shall enure to the benefit of and be binding upon the parties hereto, their successors and assigns. Provided, however, that neither party to the Agreement shall assign the Agreement without the written consent of the other party first had and obtained.

IN WITNESS WHEREOF the parties hereto have hereunder affixed their corporate seals under the hands of their proper signing officers duly authorized in that behalf.

Minister of Housing
of the Province of Ontario

Municipality
Corporation of the City of Brampton


James E. ARCHDEKIN, Mayor


Ralph A. EVERETT, Acting Clerk

SCHEDULE "A"

List of Non-Profit Supplement Units in the Holland Christian Homes Inc. Senior Citizens Apartment Complex

Date of Agreement with Owner	No. and Type of Units	Term	Full Normal Rent or Housing Charge Per Unit
May 24, 1977	101 One Bedroom 4 Bachelor	20 Years	\$260.00

BY-LAW 39-79 REPEALED BY BY-LAW 122-79