

Social Services Relief Fund Phase 5

Program Guidelines

1 Introduction

This funding is being made available to support operating and capital expenses to mitigate the continued impact of the COVID-19 pandemic on the homelessness sector. Funding is to be used by for eligible expenses beginning April 1, 2022 to December 31, 2022.

The objectives for SSRF Phase 5 are as follows:

- 1. Enhanced safety in emergency shelters and other congregate care settings, through:**
 - continued operation of temporary emergency shelters spaces (e.g., in hotels or other facilities) to accommodate reduced overall shelter capacity resulting from COVID-19 safety requirements,
 - hiring additional staff to address capacity pressures, procuring Personal Protective Equipment, and implementing enhanced cleaning and isolation protocols,
 - increasing vaccination uptake among homeless individuals through outreach and clinics, and
 - creating isolation space to avoid COVID-19 positive individuals from being required to “shelter in place”.
- 2. Short-term, critical needs of vulnerable individuals** through the provision of emergency financial assistance (e.g., rent banks, housing allowances), food security programs, and mental health and addictions and other medical services.
- 3. The creation of long-term housing solutions,** including more affordable and supportive housing that will make long-term progress in addressing chronic homelessness as well as housing affordability for those most in need.

1.1 Administration Fees

Service Providers (SPs) will be permitted to request an additional 1.5% of their total funding for administration expenses.

Program administration costs may include costs for staff involved in the planning and administration of the program.

Please note that costs for staff who directly deliver services to clients are not considered

administration costs under the Program Guidelines. These costs are instead considered as eligible program operating costs and may be reported as such.

1.2 Accountability and Reporting

SPs will be required to report quarterly on actual expenditures for the previous financial quarter and revised projections for subsequent quarters by the relevant spending category. As part of these reporting requirements, it is also expected that SPs will be asked to report on the number of households served.

For year-end reports, SPs will be required to report on actual expenditures by spending category along with data collected on specific performance indicators.

OAHS reserves the right to request additional reporting as required.

2 Operating Funding

2.1 Objectives

The intention of operating funding under SSRF Phase 5 is to continue to help a diverse range of vulnerable people meet their short-term critical needs. This includes people living in community housing, supportive housing, people with low incomes, or others who require social services support as well as those that are experiencing homelessness.

2.2 Eligible Use of Funding

Eligible operating expenses include but are not limited to:

- Continued use of motels or hotels as isolation centres or to support social distancing;
- Rental assistance such as funding for rent arrears and short-term housing allowances;
- Transportation costs;
- Food and supplies;
- Enhanced cleaning services;
- Non-medical staffing requirements (e.g., enhanced outreach services);
- Personal protective equipment; and
- Minor retrofits, alterations and repairs under \$50,000.
- Rent bank and emergency energy funds;

- Food banks and grocery gift cards;
- Community outreach to support vulnerable populations in self-isolation;
- Transportation for low-income individuals to get to and from medical appointments; and
- Funding administration needs, including staffing.

2.3 Operating Payments and Reporting

Following receipt of an executed Partnership Agreement, SPs will receive the first quarterly payment. SPs will be required to report on the data collected on specific performance indicators in year-end reports. For the operating component, the year-end report will capture information according to the requirements in the existing program agreement (e.g., by service category). Additionally, given the SSRF objectives, year-end reports will require information on the number of vulnerable households assisted by vulnerable population group.

Below are some examples of performance indicators:

- Facilities funded for recovery/isolation or emergency shelter;
- Spaces funded for recovery/isolation or shelter;
- Unique households assisted with emergency shelter, hotel/motel/isolation stays;
- Unique households moved from shelter into longer-term housing;
- Unique unsheltered households moved into longer-term housing;
- Agencies provided with funding for pandemic expenses;
- Agencies provided with funding for services/supports;
- Households assisted with food security;
- Households assisted with medical services;
- Households assisted with personal protective equipment;
- Households assisted with transportation;
- Households assisted with mental health and addictions services;
- Unique households assisted with rent banks;
- Unique households assisted with utility arrears;
- Unique households assisted with support to retain housing;
- Unique households assisted with housing allowances;
- Unique households assisted with rent supplements; and
- Number of agencies receiving funds for minor site readiness.

MMAH reserves the right to request additional reporting as required.

2.4 Return of Funding

All eligible operating expenses must be spent by December 31, 2022.

All funding provided under the operating component that is not spent by December 31, 2022 or that is not used for an eligible expense under these Program Guidelines shall be returned

to MMAH on demand.

All remedies under these Program Guidelines shall survive any termination or expiry of the Program.

3 Capital Funding

3.1 Objectives

Capital funding would enable the acquisition of new, or modifications to existing facilities such as emergency shelters, supportive housing, transitional housing, and related facilities.

The objectives under this component, which include the attached Appendix “A”, are as follows:

- To provide longer-term housing-based solutions to homelessness post-COVID- 19 outbreak;
- To better address need and to encourage movement toward client service models that are innovative, and seek to support client and organizational readiness in preparation for potential future outbreaks or emergencies;
- To change the physical design of congregate care settings such as emergency shelters, to permit elements such as physical distancing and self-contained bedrooms and washrooms; and
- To support jobs and economic recovery coming out of the COVID-19 pandemic.

3.2 Eligible Use of Funding

There are two components of major capital funding under SSRF Phase 5:

- New Facilities; and
- Retrofits and Upgrades.

Eligible uses of funding under the two components include:

- Major retrofits and upgrades to an existing emergency shelter, and/or congregate living space to continue to ensure shelter spaces adhere to public health directives (e.g., additions to an existing facility to allow minimum spacing of beds; self-contained bedrooms and washrooms) and support independent units aligned with more permanent forms of housing where possible;
- Acquisitions that would be converted/upgraded to provide longer-term housing solutions; and
- Retrofit of existing transitional or supportive housing facility, and/or creating new innovative models of transitional and supportive housing.

Other eligible costs may include labour, applicable taxes, building permits, legal fees, certificates, signage, appraisal fees, inspection fees, drawing and specification and any other costs that the IPA deems reasonable and that are agreed to by MMAH.

Please note that all ongoing operating costs associated with capital projects funded under SSRF Phase 5 will be the responsibility of the respective SP.

3.3 Funding Commitment

Funding under the SSRF Phase 5 capital components must be committed by November 15th, 2022 and must be completed by March 31, 2024. Details on commitment and spending requirements are provided under each capital component section.

3.4 Return of Funding

All funding provided under the capital component that is not used for an eligible capital expense under these Guidelines shall be returned to MMAH on demand. All remedies under these Program Guidelines shall survive any termination or expiry of the Program and/or funding for a project.

3.5 Capital Funding – New Facilities

3.5.1 General Eligible Activities and Costs

Eligible projects must lead to the creation of one or more new units, and be one of the following:

- Acquisition and, where required, rehabilitation of existing buildings to meet program objectives;
- Conversion of an existing property to create transitional housing or permanent supportive housing and/or expanding an existing facility;
- Conventional construction or expansion of a current construction project in-progress to increase capacity; or
- Modular housing.

3.5.2 Project Submission Process

IPAs will solicit proposals and select projects through appropriate procurement processes to recommend to MMAH for funding approval within their allocations.

Recommended projects shall:

- Be approved by Council and/or Board;
- Be able to sign a Partnership Agreement and registration of mortgage security or an alternate form of security (conversion, conventional, or modular housing projects) no later than November 15, 2022;
- For acquisition projects, the executed Agreement of Purchase and Sale must have a closing date no later than December 15, 2022;
- Commence construction, acquisition, rehabilitation and/or conversion within ninety (90) days of the date of commitment;
- Be completed by March 31, 2024;
- Meet the current Ontario Building Code, public health, and other applicable requirements;
- Include information on how the on-going operating financial requirements for the project will be met; and
- Address local housing/homelessness needs.

SPs must demonstrate a plan on how the on-going operating financial requirements for the project will be met (e.g., alternate sources of funding).

3.5.3 Project Approval Process

Once approved, a project will receive a Conditional Letter of Commitment from MMAH, which confirms MMAH approval and outlines the steps to take prior to signing a Partnership Agreement.

The Partnership Agreement shall describe legal obligations and reporting requirements for the project. IPAs are required to enter into Partnership Agreements directly with SPs and shall require the forgivable loan to be secured through a mortgage or alternate form of security.

The deadline to commit funding – i.e., execute Partnership Agreements and submit executed Agreements of Purchase and Sale (for acquisition projects), registration of mortgage security or an alternate form of security (for modular housing projects) – will be November 15, 2022, to allow time for reprofiling between operating and capital funding, or reallocation of funds if necessary.

MMAH reserves the right to return a project application for revision and resubmission if it is not consistent with these Program Guidelines.

3.5.4 Funding

Funding under the Capital Funding – New Facilities component must be provided as a secured forgivable capital loan.

SPs are required to perform their due diligence to ensure that a project is financially viable from a construction cost and on-going operating perspective, and the program expenditures represent a prudent and best value use of public dollars.

3.5.5 Payment Process

MMAH will advance funding directly to IPAs, who will be responsible for making project payments to SPs.

IPAs will advance funds to SPs based on the completion of milestones and compliance with the program requirements.

Funding for acquisition and rehabilitation of an existing building or acquisition of land and modular housing, funding will be advanced to SPs based on the following instalments:

1. Up to 90 per cent following signing of the Partnership Agreement; and
 - a. submission of Agreement of Purchase and Sale for acquisition projects (funding will be advanced within 15 business days of the closing date); or,
 - b. registration of mortgage security or an alternate form of security (modular housing projects) that is acceptable to the ministry.
2. Remaining funding upon confirmation of completion and submission of required documentation including registered security.

Up to 100 per cent of the funding may be provided, if required, to finance the purchase. If the capital funding provided under the SSRF is insufficient to cover the cost of the acquisition of the building and/or any rehabilitation work required, the SP must demonstrate the additional funding sources being accessed to complete the project.

Funding for conventional and other projects will be based on the following instalments:

1. 50 per cent at signing of the PA and submission of mortgage security registration or alternate form of security that is acceptable to the ministry;
2. 40 per cent Milestone payment will be made after confirmation of structural framing for new construction or 50 per cent completion for rehabilitation projects; and
3. Remaining 10 per cent upon confirmation of completion and submission of required documentation.

3.5.6 Reporting

SPs must provide detailed construction/acquisition/rehabilitation progress reports to IPA describing project progress and potential issues of concern that might delay or jeopardize the project.

SPs must also provide the following:

- For acquisition projects, registration of mortgage security or an alternate form of security;
- Confirmation of Project Start (for conventional and other projects);
- Confirmation of 50 per cent construction completion (for conventional projects);
- Confirmation of Project Completion; and
- An Audited Financial Statement for the project within six months following project completion initial occupancy date, or such additional time acceptable to MMAH.

SPs will report on the following information for performance indicators:

- Number of **new** facilities/housing (and number of units) created (i.e. acquisition, conversions, modular units) by type of housing; and
- Vulnerable population group(s) targeted for the housing project.

Housing Type	# facilities	# units
Transitional housing		
Supportive housing		
Permanent, long-term housing		
Other		

SPs must confirm that projects funded under the Capital Funding – New Facilities component continue to be used for their intended purpose, or for longer-term housing solutions, for a minimum period of 10 years following completion. For details, please see Appendix A.

3.6 Capital Funding – Retrofits and Upgrades

3.6.1 General Eligible Activities and Costs

Major eligible retrofits and upgrades over \$50,000 may include the following activities:

- Renovation, retrofitting and upgrading of existing emergency shelters, transitional housing, and permanent supportive housing facilities to meet building code standards and public health requirements (e.g., building self-contained bedrooms, adding walls/partitions, washrooms); and
- Costs for professional services associated with the activities noted above.

Other activities may be considered, with supporting documentation, at the sole discretion of MMAH.

Work must commence within 90 days of the date of the funding agreement and completed by March 31, 2024. Copies of all financial invoices must be kept for reporting and audit purposes.

3.6.2 Project Submission and Approval Process

The IPA is responsible for selecting all eligible projects, monitoring progress, completion of projects, quality of work, and for advancing funds.

MMAH reserves the right to return a project application for revision and resubmission if it is not consistent with the Program Guidelines.

3.6.3 Funding

Funding must be provided to Service Providers in the form of a forgivable loan based on the cost of the work items approved by the IPA. Loans are to be secured by a mortgage registered on title upon project completion.

3.6.4 Payment Process

Funding will be advanced to SPs and based on the following instalments:

1. 50 per cent when an executed Partnership Agreement between the IPA and SP, and signed promissory note are submitted and approved by MMAH;
2. 40 per cent at confirmation of 50 per cent project completion; and
3. 10 per cent at confirmation of final project completion and mortgage registered on title.

MMAH may consider a higher upfront payment based on local need with supporting documentation.

Retrofit and Upgrade activities must start within 90 days of the date of the funding agreement.

IPAs are responsible for project selection and approval, monitoring progress and completion of projects, quality of work, and for the advancement of funds. Retrofit and Upgrade activities must be completed by March 31, 2024.

3.6.5 Reporting

SPs are required to report quarterly to IPA on the status of each project during its retrofit and upgrade activities.

SPs will be required to report on the following information for performance indicators:

- Number of facilities (and number of units) **upgraded/retrofitted** (i.e., physical changes made to facilities in response to the COVID-19 outbreak, such as adding walls) to permit physical distancing, by type of housing; and
- Vulnerable population group(s) targeted for the housing project.

Housing Type	# facilities	# units
Emergency shelter		
Transitional housing		
Supportive housing		
Permanent, long-term housing		
Other		

SPs are required to confirm that projects continue to be used for its intended purposes, or for longer-term housing solutions, for a minimum period of five years following completion of upgrade/retrofit projects.

4 Important Dates

SSRF Phase 5 will be delivered according to the following timelines:

Activity	Date
Q1 report-back due	July 12, 2022
Q2 report-back due	October 12, 2022
Executed Agreement of Purchase and Sale and Partnership Agreement	November 15, 2022
Q3 report-back	January 12, 2023

Deadline to spend operating funding	December 31, 2022
Agreement of Purchase and Sale closing	No later than December 15, 2022
Year End Report	May 24, 2023
Deadline to complete capital projects	March 31, 2024

APPENDIX "A" CAPITAL COMPONENT

1. Interpretation.

- (1) In this Appendix "A", capitalized terms have the meaning given to them herein and the following terms shall have the following meanings:

"Capital Component" means the Capital Component under the Program Guidelines and this Appendix "A";

"Conditional Letter of Commitment" means a letter issued by the Minister of Municipal Affairs and Housing confirming approval of a Project under the Capital Component subject to conditions;

"Partnership Agreement" means an agreement entered into by the IPA and a Service Provider for the construction, acquisition and/or rehabilitation of, or the conversion of a property into a Project and which shall set out the terms for a forgivable loan, including mortgage security;

"Development Activities" means those activities which are normally undertaken for the development, construction, rehabilitation or conversion of buildings for residential purposes, including the acquisition of property;

"Intended Use" means the intended use of the Project once it is complete, as set out in the Project Information Form for the Project;

"Intended Use Period" means the minimum ten (10) year period following the date of the Project completion for new facilities or conversion Projects;

"Permitted Encumbrances" means (i) the construction, acquisition, rehabilitation and/or conversion financing in respect of the Project approved by the IPA, (ii) if the Project is to be added to, or part of, a building with an existing mortgage, the existing mortgage on the building up to the amount owing under it prior to putting the construction, acquisition, rehabilitation and/or conversion financing in place (iii) any necessary easements for the supply of domestic utility or telecommunications services to the Project or adjacent properties, (iv) any necessary easements for drainage, storm or sanitary sewers, public utility lines, or other services which do not materially affect the use of the property as residential dwellings; (v) any registered municipal agreements and registered agreements with publicly regulated utilities providing such have been complied with, and (vi) any registered restrictions that run with the land providing such are complied with;

"Program" means the Social Services Relief Fund Phase 5 Program set out in the Program Guidelines, including this Appendix "A";

“Program Guidelines” means the Guidelines for the Program forming part of the IPA’s TPA;

“Project” means the construction, acquisition, and/or rehabilitation of, or the conversion of a property into, a facility contemplated by the Program Guidelines, or the resulting facility as the context may require;

“Project Information Form” means the project information form submitted by the IPA to the Province for consideration of the construction, acquisition, and/or rehabilitation of, or the conversion of a property into, a Project;

“Service Provider” means a Service Provider selected by the IPA to carry out a Project; and

“TPA” means the IPA’s Transfer Payment Agreement for Community Homelessness Prevention Initiative or Indigenous Supportive Housing Program, as applicable.

- (2) All references in this Appendix to section numbers are references to sections of this Appendix unless stated otherwise.
 - (3) This Appendix does not apply with respect to the Retrofit and Upgrade portion of the Capital Component included in the Program Guidelines.
2. **Proposed Projects.** The IPA shall submit to the Province a Project Information Form for each Project that it would like funded. The Project Information Form must be approved by the IPA’s council, through delegated authority or by the Board, as applicable. The IPA shall update the Project Information Form in accordance with the Program Guidelines, in the event of a project milestone being achieved and/or in the event of any proposed change.
 3. **Project Eligibility.** Each Project must comply with the project eligibility requirements set out in the Program Guidelines, including the following:
 - (a) all acquisitions/purchases must be procured in accordance with procurement policies adopted and maintained under the Municipal Act, 2001;
 - (b) the Project must have all required municipal approvals such as zoning, minor variances, land severances, or site plan approvals in place to permit the proposed development, or be well advanced in the planning approvals process;
 - (c) the Project must be financially viable from a construction and operating cost perspective based on IPA confirmation;

- (d) the Project must meet current Ontario Building Code requirements;
 - (e) the completed Project must comply with the Program Guidelines; and
 - (f) the IPA must have a plan in place to ensure that the Project will be used for its Intended Use for the entire Intended Use Period.
4. **Conditional Letter of Commitment.** If the Province approves the Project, the Province shall advise the IPA of the approval and provide the IPA with a Conditional Letter of Commitment.
5. **Changes.** The IPA shall advise and request approval from the Province for any changes to the Project(s) which may affect how the Project will be used.
6. **Partnership Agreement.** Following the approval of each Project by the Province, the IPA shall, where a Service Provider other than the IPA will own the Project, arrange for an appropriate form of Partnership Agreement (PA) with the Service Provider to be executed.
7. **Funding Conditions.**
- (1) Before the IPA enters into a PA with a Service Provider for an approved Project, the IPA shall:
- (a) ensure that the Service Provider has disclosed all of its creditors, debt and the proposed construction, acquisition, rehabilitation and/or conversion costs in full; and
 - (b) confirm to the Province the source and availability of adequate ongoing funding for any acquisition of property or Development Activities for the Project and the support services that will be made available to the public through the Project once complete.
- (2) The IPA shall ensure that the PA with each Service Provider requires the Service Provider to comply with the requirements of the Capital Component, and, if the Project involves Development Activities, includes obligations to:
- (a) complete the construction of the approved Project within construction budgets and financing approved by the IPA and required timelines;
 - (b) ensure that until construction of the approved Project is complete (i) all claims for lien registered against the Project(s) are promptly vacated, (ii) the Service Provider does not incur any additional construction financing, capital or operating debt related to the Project without the IPA's consent (iii) the Project(s) are not encumbered by any registered encumbrances other

than Permitted Encumbrances, (iv) the Service Provider remains in good standing under the Permitted Encumbrances and (v) any work orders issued against the Project(s) by any governmental entity, agency or official are addressed to the satisfaction of the IPA;

- (c) obtain all the insurance a reasonably prudent person carrying out the Project would obtain, including at least \$2,000,000 in commercial general liability insurance, and all other the insurance required by the main body of the TPA read as if it applied to the Service Provider and/or the Service Provider's Project, and including:
- (i) Builder's Risk Insurance (property insurance) for the full replacement value of the completed construction projects, including a negotiated sub-limit for earthquake and flood. The policy must include the following:
 - 1. replacement cost value;
 - 2. stated amount of co-insurance;
 - 3. waiver of subrogation; and
 - 4. loss payable in favour of the IPA and the Indemnified Parties.
 - (ii) Boiler and Machinery Insurance (including pressure objects, machinery objects and service supply objects) on a comprehensive basis. The policy must include the following:
 - 1. repair and/or replacement value;
 - 2. stated amount co-insurance;
 - 3. waiver of subrogation; and
 - 4. loss payable in favour of the IPA and the Indemnified Parties.
 - (iii) Wrap Up Liability Insurance for Third Party Bodily Injury, Personal Injury and Property Damage to an inclusive limit per occurrence and products and completed operations aggregate that a reasonably prudent person undertaking such a Project would obtain. The insurance shall be in the joint names of the IPA, the Indemnified Parties, all other contractors, sub-contractors, suppliers and/or tradesmen while working on the site, engineers, architects, consultants or other person which the IPA may require to be added as insured parties. The policy must include the following:
 - 1. premises and operations;
 - 2. owner's and contractor's protective liability;
 - 3. broad form products and completed operations liability;

4. cross liability;
5. blanket written and oral contractual liability;
6. all risks tenant's legal liability;
7. hoist liability;
8. firefighting and forest fire fighting expense liability;
9. employer's liability and voluntary compensation;
10. non-owned automobile liability;
11. directors, officers, employees, shareholders, the IPA and the Indemnified Parties added as insureds and/or additional insureds;
12. shoring, blasting, excavating, under-pinning, demolition, pile driving and caisson work, work below and above ground surface, work below and above water, tunnelling and grading and similar operations associated with construction work, as applicable;
13. sudden and accidental pollution liability with a discovery provision of not less than one hundred and twenty (120) hours and a subsequent reporting provision of not less than one hundred and twenty (120) hours; and
14. thirty (30) days written notice of cancellation.

(iv) Valid coverage and clearance certificates of coverage under the *Workplace Safety and Insurance Act, 1997*, S.O. 1997, c. 16, Schedule A ("WSIA") for all persons working on the Project(s);

- (d) provide to the IPA valid insurance and WSIA certificates evidencing the above coverage;
 - (e) use its property insurance proceeds to repair or rebuild the Project(s) in the event of damage to all or part of them;
 - (f) require the Service Provider to use the Funds provided for the Project only for eligible expenses in connection with the Project and use the Project for its Intended Use for the entire Intended Use Period;
 - (g) refund to the IPA any misused funds; and
 - (h) provide the reports and other things to the IPA needed to enable the IPA to comply with requirements of the Program Guidelines and this Appendix "A", including the reporting requirements.
- (3) The IPA agrees that, where it is to be the owner of a Project, the provisions of subsection 7(2) apply to it with the necessary changes.

- (4) The IPA shall ensure that each PA contains provisions to the effect that,
- (a) the payment of funds is subject to the necessary appropriations from the Provincial Legislature and the Province shall have no liability to the IPA or the Service Provider in case there are insufficient appropriations for the payments, or in case the total appropriations available for the Province's undertakings are insufficient for all of the Province's undertakings; and
 - (b) the provision by the IPA of Funds to the Service Provider in respect of its Project(s) is subject to the terms and conditions for funding under the Program Guidelines, including this Appendix A".
8. **Payments.** Funds shall be paid in accordance with the Program Guidelines.
9. **Acknowledgement.** The IPA acknowledges that the requirements in this Appendix "A" relating to the Project(s) are not all that is required, advisable and/or prudent in connection with their construction.
10. **Partnership Agreement (PA) Deadline.** No PA under this Appendix can be signed after November 15, 2022, or such earlier or later date as may be determined by the Province and communicated by the Province to the IPA by Notice.
11. **Monitoring.** The IPA shall monitor the construction of all Projects which have received a funding allocation to determine whether the Service Providers carry out all Development Activities in such manner and within such time periods as are set out in the Partnerships Agreement and the Program Guidelines, including this Appendix "A".
12. **Construction, Acquisition, Rehabilitation and/or Conversion Budget and Financing.** The IPA shall ensure that any property for an approved Project is acquired and that approved Project(s) are constructed by Service Providers(s) within construction, acquisition, rehabilitation and/or conversion budgets and financing approved by the IPA.
13. **Construction Start.** The IPA shall use its best efforts to ensure that construction for each approved Project commences within the timelines contemplated by the Program Guidelines unless such period is extended by the Province. Despite anything to the contrary in this Agreement, if construction for an approved Project has not commenced within those timelines or the end of the extended period, whichever is applicable, the IPA or the Province may cancel the Funds for the Project.
14. **Construction, Acquisition, Rehabilitation and/or Conversion Completion.** Construction, acquisition, rehabilitation and/or conversion for each approved

Project must be completed by March 31, 2024. Despite anything to the contrary in this Agreement, if construction for an approved Project is not completed by that date, the Province may cancel the Funds for the Project.

15. **Confirmation of Construction Start.** The IPA shall provide the Province with a completed Confirmation of Construction Start at the start of construction of each Project, within ten (10) days of the start of construction of the Project.
16. **Proof of Completion.** The IPA shall provide the Province with proof that that the Project is complete and may be used for its Intended Use.
17. **Enforcing Partnership Agreement.** The IPA shall, after consultation with and if required by the Province, use its best efforts to enforce the terms of all Partnership Agreements and Security.
18. **Notices.** The IPA shall immediately inform the Province in writing of the following matters as soon as it becomes aware of them:
 - (a) a request by a Service Provider to transfer responsibility for an approved Project to another entity;
 - (b) any failure by the Service Provider to carry out Development Activities which threatens the completion of an approved Project;
 - (c) if the construction, acquisition, rehabilitation and/or conversion of an approved Project has not commenced within ninety (90) days of the date of the Commitment for the Project;
 - (d) any substantial breach by the Service Provider of its Partnership Agreement with the IPA;
 - (e) the Service Provider becoming bankrupt or insolvent or taking the benefit of any act now or hereafter in force for bankrupt or insolvent debtors or filing any proposal or making any assignment for the benefit of creditors or any arrangement or compromise;
 - (f) the appointment of a receiver or a receiver and manager for all or a portion of an approved Project;
 - (g) the taking of any steps or any action or the institution of any proceedings by a Service Provider or by any other party, including, without limitation, any court or governmental body of competent jurisdiction for the dissolution, winding up or liquidation of the Service Provider or its assets;
 - (h) if the construction, acquisition, rehabilitation and/or conversion, repair and/or upgrade activity has not been or is not likely to be completed by March 31, 2024; and

- (i) any significant changes to a Service Provider’s business structure.
19. **Intended Use.** The IPA shall ensure that each completed Project is used for its Intended Use for the entire Intended Use Period.
20. **Disposition of Acquired Facilities.** For Projects acquired by the IPA for the purposes of the Program, the IPA may dispose of the Project after the expiry of the Intended Use Period, or at an earlier date if the IPA is of the view that the Project is no longer needed for its Intended Use, provided that the IPA has complied with the Program Guidelines, including this Appendix “A,” and the IPA reinvests the proceeds of disposition, if any, in the housing and homelessness sector.
21. **Additional Events of Default.**
- (1) If,
 - (a) a Service Provider does not complete construction, acquisition, rehabilitation and/or conversion of an approved Project;
 - (b) a Service Provider ceases to use the Project for its Intended Use during the Intended Us Period;
 - (c) a Service Provider uses the Funds provided to it by the IPA for a purpose other than that contemplated by the Project Information Form; or
 - (d) one of the events referred to in section 18 has occurred in relation to a Service Provider,

the Province may suspend, reduce or cease funding in relation to the Project, shall have no obligation to provide any further Funds in respect of that Service Provider and shall have no liability for any consequential or other damages and/or liability incurred by the IPA or the Service Provider as a result of the suspension, reduction and/or cessation of funding.
 - (2) For greater certainty, the above rights are in addition to any other rights the Province may have under the TPA and any other rights the Province may have at law.
22. **Component Availability.** Subject to the termination rights in the TPA, the Capital Component is available from the Effective Date until, and shall expire on, March 31, 2024 (plus the Intended Use Period). All remedies herein shall indefinitely survive any termination or expiry of the Capital Component.
23. **Signage.** For New Facilities Projects approved or funding of \$100,000 or greater:

- (1) A sign must be present at the construction site at all stages including before construction work starts and throughout construction.
- (2) The IPA is responsible for removing the signage within six months of the completion of the project.
- (3) The Province must provide to the IPA the digital Ontario Builds artwork and the Ontario Builds Visual Identity Guide that the IPA must use to create the signage.
- (4) The IPA must provide the Province with photographs of the Ontario Builds Signage once it is on display.
- (5) The Province will monitor compliance with the requirements of this section, and may, at its discretion, advise the IPA of issues and required adjustments.