



RENFREW COUNTY HOUSING CORPORATION

Monday, November 9, 2020 – 1:00 p.m.

AGENDA

1. Call to order.
2. Roll call.
3. Disclosure of pecuniary interest and general nature thereof.
4. Adoption of minutes of previous meeting held on October 14, 2020.
5. Delegations:
 - a) Mr. David Studham of The Grind, to provide a presentation on The Grind Pembroke Operations Past, Present & Future (presentation attached).

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8. New Business.	
9. Closed Meeting – None at time of mailing.	
10. Date of next meeting (at the call of the Chair) and adjournment.	

NOTE: Submissions received from the public, either orally or in writing may become part of the public record.

COUNTY OF RENFREW
SOCIAL SERVICES DEPARTMENT
RENFREW COUNTY HOUSING CORPORATION

TO: Renfrew County Housing Corporation Board of Directors
FROM: Laura LePine, Director of Social Services
DATE: November 9, 2020
SUBJECT: Director's Report

BY-LAWS

1. Opeongo Non-Profit Community Residential Development Inc. Transfer of Assets to Renfrew County Housing Corporation

Recommendation: WHEREAS the Renfrew County Housing Corporation ("the Corporation") was incorporated under the *Business Corporations Act*;

AND WHEREAS the Corporation is a local housing corporation as defined in the *Housing Services Act, 2011* and it has decided to purchase the assets of Opeongo Non-profit Community Residential Development Inc., which is also a local housing corporation pursuant to the *Housing Services Act*;

NOW THEREFORE BE IT RESOLVED that:

1. The transfer of assets from the Opeongo Non-profit Community Residential Development Inc. to the Corporation in accordance with the terms of the Transfer Agreement between the Corporation and Opeongo Non-profit Community Residential Development Inc., be and the same is hereby approved a copy of which is attached as Appendix I;
2. The Corporation is hereby authorized to enter into and adopt the said Transfer Agreement; and

3. The directors and proper officers of the Corporation be and they are hereby authorized to do all things necessary and execute and give effect to the foregoing pursuant to subsection 34 of the *Housing Services Act, 2011*.

AND FURTHER THAT the Renfrew County Housing Corporation Board of Directors recommends to the Social Services Committee that County Council adopt a By-law for the Transfer of Assets of Opeongo Non-profit-Community Residential Development Inc. to Renfrew County Housing Corporation on or before December 31, 2020.

Background

The Renfrew County Housing Corporation Board of Directors received a letter from the Board Chair of the Opeongo Non-Profit Community Residential Development Inc. at their meeting on September 6, 2018 requesting that the Renfrew County Housing Corporation absorb the Opeongo Non-Profit Housing Corporation portfolio by June 30, 2019. On June 26, 2019 County Council adopted a management agreement between Opeongo Non-Profit Community Residential Development Inc. and Renfrew County Housing Corporation.

The initial intent was to undergo an amalgamation of Opeongo Non Profit Housing into the portfolio of Renfrew County Housing Corporation, however earlier in 2020 it was determined that a transfer of assets would be the most appropriate plan. While awaiting the formal documentation, the Management Agreement that was effective on June 26, 2019 remained in force.

THIS AGREEMENT made as of the day of , 2020.

BETWEEN:

OPEONGO NON-PROFIT COMMUNITY

RESIDENTIAL DEVELOPMENT INC. (“The Vendor”)

OF THE FIRST PART

AND

RENFREW COUNTY HOUSING CORPORATION ("The Purchaser")

OF THE SECOND PART

WHEREAS the Vendor is a non-profit housing corporation incorporated pursuant to the laws of the Province of Ontario; and

WHEREAS the Purchaser is a local housing corporation incorporated pursuant to the laws of the Province of Ontario; and

WHEREAS the Vendor is the owner of the Assets listed on Schedule "A" attached hereto; and

WHEREAS the Assets include certain real properties located in the Town of Renfrew, Province of Ontario (the “Real Properties”) as set out in Schedule “B” attached hereto; and

WHEREAS the Real Properties are subject to the encumbrance set out on Schedule “C” hereto; and

WHEREAS the Vendor wishes to sell to the Purchaser and the Purchaser has agreed to the purchase from the Vendor the Assets (hereinafter referred to as the “Purchased Assets”) upon and subject to the following terms and conditions;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements herein contained, the Vendor and the Purchaser do hereby covenant and agree together as follows:

ARTICLE I

Interpretation

1.1 Definitions

As used in this Agreement, the following words and phrases shall have the following meanings:

- (a) "Closing date" means on or before the 31st day of December, 2020;
- (b) "Encumbrances" means any encumbrance, lien, charge, mortgage, agreement, security interest of any nature or adverse claim;
- (c) "Liability" means any liability or obligation of any kind, character or description, whether known or unknown, absolute or contingent, accrued or unaccrued, liquidated or unliquidated, secured or unsecured, due or to become due.

ARTICLE II

Purchase and Sale of Purchased Assets

- 2.1 The Vendor hereby sells, assigns and transfers to the Purchaser and the Purchaser hereby purchases from the Vendor, effective as of the Closing Date all of the property and assets of the Vendor including without limitation the cash and bank balances, trust accounts and reserve funds, Vendor's accounts receivable,

furniture, fixtures and equipment, tenant files and tenant information, real properties and prepaid expenses, all contracts, all claims and causes of action accruing to the Vendor, and the insurance policies maintained by the Vendor

ARTICLE III

Purchase Price

3.1 Purchase Price

The Purchase Price shall be satisfied by the Purchaser as follows:

- (a) the assumption by the Purchaser of the Encumbrance as set out on Schedule "C";
- (b) the assumption by the Purchaser of all other Encumbrances and Liabilities of the Vendor;

3.2 Indemnity

The Purchaser hereby agrees to indemnify and hold harmless the Vendor from any and all claims arising in respect of either the Assets or Liabilities which are transferred.

ARTICLE IV

Representations and Warranties

4.1 Representations and Warranties of the Vendor

The Vendor hereby represents and warrants as follows in favour of the Purchaser and hereby acknowledges and confirms that the Purchaser is relying

upon such representations and warranties in connection with the purchase by it of the Assets from the Vendor:

- (a) save for the Encumbrances and the Liabilities, the Vendor owns, beneficially and of record, the Assets with good and marketable title thereto, free and clear of any claim, lien, security interest or encumbrance of any nature or kind and, as such, has the exclusive right and full power to sell, transfer and assign the Assets to the Purchaser;
- (b) no person, firm or corporation has any agreement, option or any rights capable of becoming an agreement or option for the acquisition from the Vendor of the Assets;
- (c) the Vendor is not a non-resident of Canada within the meaning of the *Income Tax Act* (Canada);
- (d) the Vendor is not insolvent, has not committed an act of bankruptcy, proposed a compromise or arrangement to its creditors generally, had any petition for a receiving order in bankruptcy filed against it, taken any proceeding with respect to a compromise or arrangement, taken any proceeding to have itself declared bankrupt or to wind-up, taken any proceeding to have a receiver appointed over any part of its assets, had any encumbrancer take possession of any of its property, or had any execution or distress become enforceable or become levied upon any of its property;

4.2 Representations and Warranties of the Purchaser

The Purchaser hereby represents and warrants as follows and hereby acknowledges and confirms that the Vendor is relying upon such representations

and warranties in connection with the sale by the Vendor to the Purchaser of the Assets:

- (a) the Purchaser is a subsisting corporation duly and validly incorporated and organized under the laws of Ontario;
- (b) the execution and delivery of the this Agreement by the Purchaser and the purchase of the Assets herein provided for have been duly authorized by all necessary corporate action and the Purchaser has all requisite corporate power and authority to enter into this Agreement and to carry out the transaction of purchase and sale contemplated herein;
- (c) the Purchaser is not a “non-Resident of Canada” within the meaning of the *Income Tax Act (Canada)*;
- (d) the Purchaser is not insolvent, has not committed an act of bankruptcy, proposed a compromise or arrangement to its creditors generally, had any petition for a receiving order in bankruptcy filed against it, taken any proceeding with respect to a compromise or arrangement, taken any proceeding to have itself declared bankrupt or to wind-up, taken any proceeding to have a receiver appointed over any part of its assets, had any encumbrancer take possession of any of its property, or had any execution or distress become enforceable or become levied upon any of its property;

ARTICLE V

Covenants

5.1 Covenants of the Vendor

The Vendor hereby covenants in favour of the Purchaser that it will cause all necessary steps and proceedings to be taken to permit the Assets to be duly and regularly transferred to the Purchaser on the Closing Date.

5.2 Covenants of the Purchaser

The Purchaser hereby covenants in favour of the Vendor that:

- (a) it will cause all necessary steps and proceedings to be taken to permit it to purchase the Assets;
- (b) it will take all necessary steps to assume the Liabilities and the Encumbrances;
- (c) it will hold harmless and indemnify the Vendor from any claims made against the Vendor in respect of the Liabilities or the Encumbrances.

ARTICLE VI

Closing Matters

6.1 Conditions of Closing for the Vendor's Benefit

The Vendor shall not be obliged to complete the sale and purchase herein unless on the Closing Date, the following conditions have been satisfied, it being understood that the said conditions are included for the exclusive benefit of the Vendor and may be waived in writing in whole or in part by the Vendor at any time:

(a) the Purchaser shall have performed all obligations required to be performed under this Agreement;

6.2 Conditions of Closing for the Purchaser's Benefit

The Purchaser shall not be obliged to complete the sale and purchase herein unless on the Closing Date, the following conditions have been satisfied, it being understood that the said conditions are included for the exclusive benefit of the Purchaser and may be waived in whole or in part by the Purchaser at any time:

- (a) the Vendor shall deliver to the Purchaser, duly endorsed for transfer, the Deed for the Real Property and the transfer documents for the Assets; and
- (b) the Vendor shall have performed all obligations required to be performed under this Agreement.

6.3 Conveyancing Documents

The Vendor shall deliver to the Purchaser all necessary Transfers, conveyance, bills of sale, assurances, assignments and any other documentation necessary or reasonably required to transfer the Assets to the Purchaser with good and valid title subject to encumbrances and liabilities as herein provided.

6.4 Accounts Payable

On closing or shortly thereafter the Vendor will provide to the Purchaser a list of accounts payable, accounts receivable, a statement of reserve funds and a statement of operating funds.

ARTICLE VII

Audit

- 7.1 At the closing the Vendor will have its auditor, Ferguson and Kubisheski, complete an audit for the period of January 1, 2020 to December 31, 2020. Any necessary adjustments in the purchase price will be made at that time.

ARTICLE VIII

General Contract Provisions

8.1 Notices

All notices, requests, demands or other communications by the terms hereof required or permitted to be given by one party to the other shall be given in writing by personal delivery or by registered mail, postage prepaid, addressed to such other party at the following addresses:

(a) Opeongo Non-Profit Community Residential Development Inc., 9 International Drive, Pembroke, ON K8A 6W5, 271 Wade Ave., K7V 2N5, Renfrew, Ontario and 224 Vimy Blvd., South, Renfrew, ON K7V 4J8.

(b) Renfrew County Housing Corporation, 9 International Drive, Pembroke, ON K8A 6W5.

or such other addresses as may be given by either of them to the other in writing from time to time. Such notices, requests, demands or other communications shall be deemed to have been received when delivered or, if mailed, on the fifth business day following the day of the mailing thereof; provided that regular mail service shall not be interrupted by strikes or other irregularities and where such

interruption or other irregularities occurs , all notices, requests, demands or other communications shall be deemed to have been received on the fifth business day following the resumption of normal mail service.

8.2 Further and Other Acts

The parties hereto covenant and agree to sign such other papers, cause such meetings to be held, resolutions passed and by-laws enacted, exercise their vote and influence, do and perform and cause to be done and performed such further and other acts and things as may be necessary or desirable in order to give full effect to this Agreement and every part hereof.

8.3 Governing Law

This Agreement shall be governed by the laws of Canada to the extent they apply and by the laws of the Province of Ontario.

8.4 Risk

Up to the Closing Date, all risk of loss or damage by fire or any other cause or hazard to the Assets shall remain with the Vendor and the Vendor shall hold all insurance policies and proceeds thereof in trust for the parties hereto. In the event of any destruction or damage by fire or any other cause or hazard to any of the Assets prior to the Closing Date, the replacement value of the Assets so destroyed or damaged shall be deducted from the Purchase Price payable by the Purchaser hereunder, or if such destruction and damage is, in the opinion of the Purchaser, material, then the Purchaser, at its option, may at any time before the Closing Date, cancel this Agreement.

8.5 Time of Essence

Time shall be of the essence of this Agreement and of every part hereof and no extension or variation of this Agreement shall operate as a waiver of this provision.

8.6 Entire Agreement

This Agreement shall constitute the entire agreement between the parties hereto with respect to all of the matters herein and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties. This Agreement shall not be amended except by a memorandum in writing signed by the parties hereto and any amendment hereof shall be null and void and shall not be binding upon any party which has not given its consent as aforesaid.

8.7 Successors and Assigns

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

8.8 Survival

The representations, warranties and covenants contained herein shall survive the Closing Date and shall not be merged upon the completion of the transfers contained herein.

ARTICLE IX

Counterparts

- 9.1 This Agreement may be signed in several counterparts each of which when executed shall be deemed to be an original, and such counterparts shall each constitute one and the same instrument and notwithstanding their date of execution shall be deemed to bear the date set above.

IN WITNESS WHEREOF the Vendor and Purchaser have hereunto affixed their hands and seals on their own behalf the day and year first written.

Dated at Renfrew, Ontario
This day of , 2020.

) Opeongo Non-Profit Community Residential
) Development Inc. ("The Vendor")
)
)
)
)
) We have the authority to bind the
) corporation

Dated at Pembroke, Ontario
This day of , 2020.

) Renfrew County Housing Corporation
) ("The Purchaser")
)
)
)
) We have the authority to bind the
) corporation

SCHEDULE "A"

42 Housing Units located at 224 Vimy Blvd., South, Renfrew, ON K7V 4J8.

Office structure, garage and all sheds.

All of the fixtures and appliances presently owned by the vendor and located in the housing units.

All maintenance and office equipment presently owned by the Vendor.

All bank accounts, trust accounts and reserve funds of the Vendor.

All tenant files and other information.

SCHEDULE “B”

Part Lot 12, Concession 1, Horton, Part 1, 49R8565, Except Part 1-2 49R9208; Town of Renfrew, being all of PIN 57277-0134 (LT)

SCHEDULE "C"

PPSA Registrations		
Secured Party - Canada Mortgage and Housing Corporation		
PPSA Number	Collateral	Expiration
20180216-1415-2333-6800	Assignment of Rents and Leases	February 16, 2023
20180216-1413-2333-6799	Chattel Mortgage	February 16, 2023

Mortgage		
Registration Number	Mortgagor	Mortgagee
LT001562	Opeongo Non-Profit Community Residential Development Inc.	Canada Mortgage and Housing Corporation

**COUNTY OF RENFREW
SOCIAL SERVICES DEPARTMENT
RENFREW COUNTY HOUSING CORPORATION**

TO: Renfrew County Housing Corporation Board of Directors
FROM: Carol Neill, General Manager
DATE: November 9, 2020
SUBJECT: Monthly Report

INFORMATION

1. Applicant/Tenant Issues

(a) RENTCafé Community Housing

Eligible Applicants on Waitlist as of September 30, 2020

Community Housing Registry Waitlist Statistics as of September 30, 2020

Applicant	New Eligible Applications	Total Eligible Applications	Total # of Applicants	Eligible Transfer Applicants	Eligible SP Applicants
Senior	3	111	127	10	1
Adult	42	342	359	29	10
Family	28	198	199	25	30
TOTALS	73	651	685	64	41

Total Number of Applications as of August 31, 2020

Bedroom Size	Senior	Adult	Family
1	107	325	0
2	4	17	87
3	0	0	67
4	0	0	34
5	0	0	10
TOTALS	111	342	198

Total Number of Applicants as of August 31, 2020

Bedroom Size	Senior	Adult	Family	Dependents
1	119	333	0	0
2	8	26	93	64
3	0	0	65	84
4	0	0	28	64
5	0	0	13	30
TOTALS	127	359	199	242

Move Ins, Move Outs and Transfer Comparison

Location	Move Outs Sept 30, 2020	Move Ins Oct. 1, 2020	Internal Transfers Oct. 1, 2020
Arnprior	0	1	0
Renfrew	1	0	0
Pembroke & Area	2	2	0

(b) **Tenant Issues**

September 2020	Arnprior	Renfrew	Pembroke & Area
N4's Issued	0	0	0
N5's Issued	0	1	1
N6's Issued	1	0	0
L2's Issued	0	0	0
Sherriff Eviction	0	0	0

N4 Notice to Terminate a Tenancy Early for Non-Payment of Rent

N5 Notice to Terminate a Tenancy Early

N6 Notice to Terminate a Tenancy Early for Illegal Acts

N7 Notice to End Tenancy for Causing Serious Problems in the Rental Unit or Residential Complex

N8 Notice to Terminate a Tenancy at End of Term

L1 Application to Terminate a Tenancy for Non-Payment of Rent

L2 Application to Terminate a Tenancy and Evict a Tenant

L4 Application to Terminate a Tenancy Tenant Failed to Meet Conditions of a Settlement or Order

2. **Financial**

(a) **Operating Budget**

The Consolidated Treasurer's Report for Renfrew County Housing Corporation was not available at time of mailing.

(b) Capital Budget

The Capital Works Variance Report as at September 30, 2020 is attached as Appendix RCHC-I.

(c) Current Arrears

The September arrears report is attached as Appendix RCHC-II.

The September comparison arrears report is attached as Appendix RCHC-III.

3. Community Outreach

(a) Regular check-ins with staff, tenants and Community Housing partners continue so that we can share information, discuss housing concerns and most importantly during these times is to stay connected with each other.

(b) With the generous donation from the Neighbourhood Link and the Antrim Truck Stop, two RCHC staff delivered 100 turkey dinners to tenants in Arnprior. Thank you to everyone who assisted in this plentiful gift.

(c) Attached as Appendix IV is the Tenant Newsletter that was distributed to all tenants.

Job #	Facility	Category	Contractor	TCA Status	Approved Budget	Committed	Estimated Expenditure	Surp/Def	Job Status
CJ-20-01	510 & 515 MacKay Street - Site	Pedestrian Paving	Demers	TCA	\$ 40,000.00	\$ 40,398.72	\$ -	398.72	completed (over budget)
CJ-20-02	510 MacKay Street / 515 River Road	Roofing	Valley Windows and Doors	TCA	\$ 55,000.00	\$ 4,782.72	\$ 55,000.00	\$ 50,217.28	Engineer (JP2G)
CJ-20-03	510 MacKay Street / 515 River Road	Roofing	Valley Windows and Doors	TCA	\$ 80,000.00	\$ 88,673.30	\$ -	8,673.30	Awarded over budget
CJ-20-04	515 River Road	Exterior doors	Valley Window and doors and Pembroke Glass	TCA	\$ 100,000.00	\$ 36,534.89	\$ -	63,465.11	Valley windows completed awaiting pembroke glass
CJ-20-05	150 Elizabeth Street North -Site	Pedestrian Paving	Demers	TCA	\$ 55,000.00	\$ 71,129.17	\$ -	16,129.17	completed (over budget)
CJ-20-06	59 Wallace Street -Site	Pedestrian Paving	Gerbers	TCA	\$ 45,000.00	\$ 7,072.32	\$ -	37,927.68	in progress (under budget)
CJ-20-07	59 Wallace Street -Site	Site lighting	Valley Window and doors	TCA	\$ 50,000.00	\$ -	\$ -	50,000.00	Deferred
CJ-20-08	130-144 Fraser, 135-147 Arnolds, 520-546 Nelson - (6) To	Exterior Windows	Valley Window and doors	TCA	\$ 205,000.00	\$ 79,686.00	\$ -	125,314.00	Awarded under budget
CJ-20-09	Bronx/Reynolds	Site lighting	Demers	TCA	\$ 25,500.00	\$ -	\$ -	25,500.00	Deferred
CJ-20-10	260 Elizabeth	Balcony construction	Design is being completed over winter	TCA	\$ 55,000.00	\$ -	\$ 55,000.00	\$ -	Design is underway
CJ-20-11	260 Elizabeth -Site	Sidewalks	Demers	TCA	\$ 25,000.00	\$ 26,457.60	\$ -	457.60	completed (Over budget)
CJ-20-12	260 Elizabeth -Site	Site Lighting	Tendering	TCA	\$ 45,000.00	\$ -	\$ 45,000.00	\$ -	Tendering
CJ-20-13	5967 Palmer Rapids Road	waterline replacement	Zurcon	TCA	\$ 75,000.00	\$ 46,962.24	\$ -	28,037.76	awarded , engineer reviewing drawings submitted by contractor
CJ-20-14	174/178,202 Massey, 220/350 Arth Blvd - (14) Duplex & (Roofing	Demers	TCA	\$ 65,000.00	\$ -	\$ 65,000.00	\$ -	scope of work required
CJ-20-15	1 Mackercher Drive	Interior Lighting	Yeman Electric	TCA	\$ 30,000.00	\$ 6,209.19	\$ -	23,790.81	completed (under budget)
CJ-20-16	236 Hall Avenue	exterior walls	Spitznagel	TCA	\$ 33,150.00	\$ 16,434.24	\$ -	16,715.76	Completed
CJ-20-17	8 Burwash	Phase 2 of concrete repairs and sealing of Balconies	Demers Masonry	TCA	\$ 75,000.00	\$ 246,863.76	\$ -	171,863.76	completed (over budget)
CJ-20-18	63 Russell	concrete repairs and sealing of Balconies	none	TCA	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -	Deferred
CJ-20-19	26 Spruce (townhomes)	vinyl siding	Demers	TCA	\$ 170,000.00	\$ -	\$ 170,000.00	\$ -	scope of work changed
CJ-20-20	26 Spruce (townhomes)	Patio Doors	Demers	TCA	\$ 70,000.00	\$ -	\$ 70,000.00	\$ -	scope of work changed
CJ-20-21	20 Spruce (townhomes)	exterior windows	Valley Windows and doors	TCA	\$ 220,000.00	\$ 89,719.76	\$ -	130,280.24	Awarded
CJ-20-22	Opengoo Family	porch repairs	Design is being completed , plan to tender this year	TCA	\$ 60,000.00	\$ 4,680.96	\$ 55,319.04	\$ -	Engineer (JP2G) hired
TCA Total					\$ 1,679,650.00	\$ 892,294.94	\$ 355,319.04	\$ 588,306.91	\$ 432,036.02
NON TCA PROJECTS									
CJ-20-23	515 & 510 MacKay Street - Site	Pedestrian Paving	Demers	Non-TCA	\$ 13,250.00	\$ 4,272.92	\$ -	8,976.08	completed (under budget)
CJ-20-24	510 MacKay	Flooring	Sentil Polymers	Non-TCA	\$ 22,000.00	\$ 19,000.00	\$ -	3,000.00	scheduled work for October
CJ-20-25	55 Poplar Street Deep River	Common Area	Demers	Non-TCA	\$ 10,200.00	\$ -	\$ 10,200.00	\$ -	Deferred
CJ-20-26	55 Poplar Street Deep River	Heat tape on massard roof	Demers	Non-TCA	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -	waiting on contractors quote
CJ-20-27	55 Poplar Street Deep River	Site lighting	Demers	Non-TCA	\$ 10,200.00	\$ -	\$ 10,200.00	\$ -	Tendering
CJ-20-28	150 Elizabeth Pembroke	Foundation	Demers	Non-TCA	\$ 10,200.00	\$ 43,294.66	\$ -	33,094.66	completed (over budget)
CJ-20-29	150 Elizabeth Pembroke	Site lighting	Demers	Non-TCA	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -	Tendering
CJ-20-30	59 Wallace Eggarville	Replacement of interior waterlines	work in progress	Non-TCA	\$ 20,000.00	\$ 1,205.86	\$ 18,794.14	\$ 18,794.14	Awarded
CJ-20-31	435-481 Nelson Street - Townhouse	Furnace replacement	Watson Mechanical	Non-TCA	\$ 100,000.00	\$ 40,702.98	\$ 59,297.02	\$ -	awaiting designated substance testing
CJ-20-32	1 Mackercher Drive	Flooring	Demers	Non-TCA	\$ 22,000.00	\$ -	\$ 22,000.00	\$ -	awarded (overbudget)
CJ-20-33	1 Mackercher Drive	exterior doors	Pembroke Glass	Non-TCA	\$ 7,140.00	\$ 10,000.00	\$ -	2,860.00	Completed (over budget)
CJ-20-34	1 Mackercher Drive	siderwalks	greenwood	Non-TCA	\$ 8,000.00	\$ 8,263.20	\$ -	263.20	Completed / remediation required
CJ-20-35	400 Nelson Street	Replacement of interior waterlines	JRG Plumbing	Non-TCA	\$ 12,000.00	\$ -	\$ 12,000.00	\$ -	awarded / remediation required
CJ-20-36	19 Smith Street	Flooring	Sentil Polymers	Non-TCA	\$ 8,000.00	\$ 6,623.56	\$ -	1,376.44	awarded / remediation required
CJ-20-37	172 & 174 Cecil Street	Roofing	Demers	Non-TCA	\$ 10,200.00	\$ -	\$ 10,200.00	\$ -	Tendering
CJ-20-38	202 Cecil	Windows	Valley Windows and Doors	Non-TCA	\$ 7,500.00	\$ 4,590.00	\$ -	2,910.00	awarded
CJ-20-39	202 Cecil	Siding and insulation	Demers	Non-TCA	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	Tendering
CJ-20-40	44 Lorne Street	Replacement of interior waterlines	layton knight / Asbex	Non-TCA	\$ 12,000.00	\$ 12,879.39	\$ -	879.39	work in progress
CJ-20-41	999-201 Wilfred Cres, 208-307 Edward St - (10) Duplex	fencing / site development	Lair construction	Non-TCA	\$ 35,000.00	\$ 12,658.94	\$ -	22,341.06	Work Completed
CJ-20-42	8 Burwash Street	Elevator and Lifts	Demers	Non-TCA	\$ 10,100.00	\$ -	\$ 10,100.00	\$ -	waiting on the latest TSSA report
CJ-20-43	8 Burwash Street	Replacement of interior waterlines	Demers	Non-TCA	\$ 24,000.00	\$ -	\$ 24,000.00	\$ -	Completed
CJ-20-44	8 Burwash Street - Site	Parking lot	Greenwood paving	Non-TCA	\$ 17,000.00	\$ 4,829.53	\$ -	12,170.47	completed
CJ-20-45	8 Burwash Street - Site	Parking lot	Greenwood paving	Non-TCA	\$ 14,000.00	\$ 8,624.16	\$ -	5,375.84	completed
CJ-20-46	63 Russell	generator transfer switch	Demers	Non-TCA	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	scheduled
CJ-20-47	26 Spruce - Town homes	exterior walls	Demers	Non-TCA	\$ 36,093.00	\$ -	\$ 36,093.00	\$ -	Deferred
CJ-20-48	5967 Palmer Rapids Road	water treatment system	OCWA	Non-TCA	\$ 12,000.00	\$ 7,122.16	\$ -	4,877.84	annual capital costs
CJ-20-49	Crack filling and line painting	various sites	Demers	Non-TCA	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -	various sites
CJ-20-50	Domestic water systems	various facilities	Demers	Non-TCA	\$ 38,253.00	\$ 4,841.74	\$ 15,000.00	\$ 18,411.26	various sites
CJ-20-51	Bathrooms	various facilities	Demers	Non-TCA	\$ 65,000.00	\$ 41,168.03	\$ 26,879.22	\$ 2,841.25	various sites
CJ-20-52	Flooring	various facilities	Demers	Non-TCA	\$ 140,000.00	\$ 100,447.04	\$ 42,366.62	\$ 2,813.66	various sites
CJ-20-53	Appliances	various facilities	Demers	Non-TCA	\$ 65,000.00	\$ 33,051.40	\$ 34,083.32	\$ 2,134.72	various sites
CJ-20-54	Acommodation / Accessibility	various facilities	Demers	Non-TCA	\$ 40,000.00	\$ 30,260.25	\$ 11,701.75	\$ 1,962.00	various sites
Non-TCA Total					\$ 843,977.74	\$ 660,591.89	\$ 366,422.07	\$ 183,036.22	\$ 183,036.22
UNPLANNED CAPITAL									
Job #	Facility	Category	Contractor	TCA Status	Approved Budget	Committed	Estimated Expenditure	Surp/Def	Job Status
UCJ-20-55	219 Cecil	Insulation	Efficiency First Insulation and Contracting Inc.	Non-TCA	\$ -	\$ 4,419.10	\$ -	4,419.10	
UCJ-20-56	2-510 Mackay	VCT remediation	Asbex	Non-TCA	\$ -	\$ 1,984.32	\$ -	1,984.32	
UCJ-20-57	214-150 Elizabeth	VCT remediation	Asbex	Non-TCA	\$ -	\$ 1,958.88	\$ -	1,958.88	
UCJ-20-58	404-260 Elizabeth	VCT remediation	Asbex	Non-TCA	\$ -	\$ 1,958.88	\$ -	1,958.88	
UCJ-20-59	236 Hall - Mechanical room	Asbestos Pipe insulation	Asbex	Non-TCA	\$ -	\$ 1,958.88	\$ -	1,958.88	
UCJ-20-60	281 Edward Street	New Kitchen	Bosa Cabinets	Non-TCA	\$ -	\$ 6,060.99	\$ -	6,060.99	
UCJ-20-61	443, 445, 447 & 449 Nelson	Roof repaired due to water leaks	Lair's Construction	Non-TCA	\$ -	\$ 7,245.31	\$ -	7,245.31	
UCJ-20-62	180 Nelson	Insulation	Demers	Non-TCA	\$ -	\$ 9,291.71	\$ -	9,291.71	
UCJ-20-63	6- 26 Spruce	New Kitchen	Peter E Sylvestre	Non-TCA	\$ -	\$ 3,964.57	\$ -	3,964.57	
UCJ-20-64	63 Russell Road	Elevator repairs	Thyssenkrupp	Non-TCA	\$ -	\$ 16,259.53	\$ -	16,259.53	
UCJ-20-65	236 Hall	Door operators	Capital	Non-TCA	\$ -	\$ 11,496.00	\$ -	11,496.00	
UCJ-20-66	41 Vimy	Door operators	Capital	Non-TCA	\$ -	\$ 7,180.00	\$ -	7,180.00	
UCJ-20-67	7-231 Albert Street	New Kitchen	Peter E Sylvestre	Non-TCA	\$ -	\$ 3,296.01	\$ -	3,296.01	
UCJ-20-68	145 Arnold's Lane	Foundation Repairs	Demers Masonry Inc	Non-TCA	\$ -	\$ 4,273.92	\$ -	4,273.92	
UCJ-20-69	75 Stafford - Elevator	Emergency locking device replacement	OTIS	Non-TCA	\$ -	\$ 1,679.04	\$ -	1,679.04	
UCJ-20-70	Trailer for Rentflow maintenance crew	Trailer	March Road Motorsports	Non-TCA	\$ -	\$ 8,139.78	\$ -	8,139.78	
UCJ-20-71	150 Elizabeth Pembroke	Foundation work (upper ground)	Demers	Non-TCA	\$ -	\$ 18,866.30	\$ -	18,866.30	
UCJ-20-72	150 Elizabeth Pembroke	Foundation repairs to back upper ground corner	Demers	Non-TCA	\$ -	\$ 16,810.75	\$ -	16,810.75	
UCJ-20-73	75 Stafford	Mixing valve replacement	Wolk Electric Ltd.	Non-TCA	\$ -	\$ 4,063.28	\$ -	4,063.28	
UCJ-20-74	8 Burwash	Voice annunciator for elevator	Thyssenkrupp E.evator	Non-TCA	\$ -	\$ 1,856.10	\$ -	1,856.10	
UCJ-20-75	Lea street complex	eavestrough repairs	Waterways Seamless Eavestroughing	Non-TCA	\$ -	\$ 2,910.84	\$ -	2,910.84	
UCJ-20-76	10 Smith Street, Beachburg	Top soil over the septic system	Yantha Backhoe and Trucking	Non-TCA	\$ -	\$ 9,158.40	\$ -	9,158.40	
UCJ-20-77	510-260 Elizabeth	VCT remediation	Asbex	Non-TCA	\$ -	\$ 2,106.43	\$ -	2,106.43	
UCJ-20-78	4-55 Polpar	VCT remediation	Asbex	Non-TCA	\$ -	\$ 2,967.32	\$ -	2,967.32	
UCJ-20-79	Bronx Complex	eavestrough repairs	Waterways Seamless Eavestroughing	Non-TCA	\$ -	\$ 2,910.84	\$ -	2,910.84	
UCJ-20-80	44 Lorne Street	Insulation	Lair Construction	Non-TCA	\$ -	\$ 3,256.32	\$ -	3,256.32	
UCJ-20-81	Ford F-150 (barrys bay / palmer	Murphy ford	Murphy ford	TCA	\$ -	\$ 32,732.12	\$ -	32,732.12	
UCJ-20-82	406-260 Elizabeth	VCT remediation	Asbex	Non-TCA	\$ -	\$ 2,106.43	\$ -	2,106.43	
UCJ-20-83	19 Smith Street, Beachburg	VCT remediation	Asbex	Non-TCA	\$ -	\$ 1,938.53	\$ -	1,938.53	
UCJ-20-84	41 Lorne	VCT remediation	Asbex	Non-TCA	\$ -	\$ 4,879.39	\$ -	4,879.39	
UCJ-20-85	236 Hall	Vestibule door	Pembroke Glass	Non-TCA	\$ -	\$ 9,217.12	\$ -	9,217.12	
UNPLANNED CAPITAL****					\$ -	\$ 205,947.10	\$ -	\$ 197,729.98	\$ 205,947.10
					TCA	\$ 1,679,650.00	\$ 892,294.94	\$ 355,319.04	\$ 432,036.02
					Non-TCA	\$ 843,977.74	\$ 660,591.89	\$ 366,422.07	\$ 183,036.22
					UPC	\$ -	\$ 205,947.10	\$ -	\$ 205,947.10
Totals					\$ 2,523,627.74	\$ 1,758,833.93	\$ 721,741.11	\$ 43,052.71	\$ 43,052.71

RCHC Arrears Report -September 2020

	Arrears Previous Month (August 2020)		Arrears Owing for September 2020		Number of Tenants	Comments <i>(a tenant may have multiple charges)</i>
Arnprior	Rent	\$ 9,334.80	Rent	\$ 6,067.00	21	L1 Application to Evict Tenant for Non-Payment of Rent
						1 L2 Application to End a Tenancy and Evict a Tenant
	Maint.	\$ 5,371.00	Maint.	\$ 5,149.00		N4 Eviction - 15 Arrears Letters sent in September
						1 N6 Notice to Terminate a Tenancy Early - Illegal Act or Misrepresentation of Income
	Misc.	\$ 1,611.00	Misc.	\$ 1,517.01		1 N5 Notice to Terminate a Tenancy Early
						Maintenance Charges
						NSF Fees
						Tribunal Fees
						1 Parking Fees
	Total	\$ 16,316.80	Total	\$ 12,733.01		
Renfrew	Rent	\$ 21,873.29	Rent	\$ 24,440.29	22	4 L1 Application to Evict Tenant for Non-Payment of Rent
						1 L2 Application to End a Tenancy and Evict a Tenant
	Maint.	\$ 2,000.00	Maint.	\$ 1,880.00		N4 Eviction -35 Arrears Letters sent in September
						1 N5 Notice to Terminate a Tenancy Early
	Misc.	\$ 700.00	Misc.	\$ 700.00		3 Maintenance Charges
						Sheriff Eviction
						NSF Fees
						4 Tribunal Fees
	Total	\$ 24,573.29	Total	\$ 27,020.29		
Pembroke & Area	Rent	\$ 43,500.44	Rent	\$ 45,957.66	64	L1 Application to Evict Tenant for Non-Payment of Rent
						N4 Eviction - 29 Arrears Letters set in September
	Maint.	\$ 1,209.00	Maint.	\$ 1,405.50		N5 Notice to Terminate a Tenancy Early
						N6 Notice to Terminate a Tenancy Early - Illegal Act or Misrepresentation of Income
	Misc.	\$ 2,130.70	Misc.	\$ 2,357.20		N7 Notice to Terminate a Tenancy for Impaired Safety
						17 Air Conditioner Fees
						15 Maintenance Charges
						2 NSF Fees
						44 Parking Fees
						4 Tribunal Fees
	Total	\$ 46,840.14	Total	\$ 49,720.36		

Renfrew County Housing Corporation

Comparison Arrears

	September-20	September-19	September-18	September-17	September-16
Arnprior	\$12,733.01	\$7,811.00	\$11,648.00	\$11,594.00	\$11,865.00
Renfrew	\$27,020.29	\$11,599.00	\$11,325.00	\$5,680.00	\$7,560.00
Pembroke & Area	\$49,720.36	\$24,996.00	\$17,931.00	\$14,655.00	\$18,890.00
TOTAL	\$89,473.66	\$44,406.00	\$40,904.00	\$31,929.00	\$38,315.00

Arrears consist of the following:

Rent
Maintenance
Tribunal fee (minimum \$170)
Parking
Air Conditioning
NSF charges

Renfrew County Housing Corporation



Newsletter-Fall 2020



YOU SHOULD BE ASKING YOURSELF, HOW CAN THIS NOT WORK? PEOPLE LOVE FREE STUFF

FLU SHOT

It is recommended to still get a flu shot this year as the flu virus is still circulating the community.

Joke: Why are trees very forgiving? Because in the Fall they "Let It Go" and in the Spring they "turn over a new leaf".

Tips to Keep COVID Safe

- Wash your hands often with soap and water, or use an alcohol-based hand rub.
- Stay home if you are sick.
- Get tested if you are experiencing symptoms

Concerns about the Virus?

Download the COVID Alert App

COVID Alert helps break the cycle of infection. The app can let people know of possible exposures before any symptoms appear.

Halloween Word Search



BOO
GAMES
HALLOWEEN
PARTY
SPOOKY
WITCH

CANDY
GHOSTS
MASK
PUMPKINS
TRICK

COSTUMES
GOBLIN
MUMMY
SKELETON
TREAT

HALLOWEEN SPOT THE DIFFERENCE



THANK
You!

RCHC would like to take this opportunity to thank all who do their daily best to keep themselves and their community members safe during this time. Your consideration and efforts are truly appreciated.

Family Units:

In the fall remove garden hose from outside faucet to prevent freezing. Water has unique property in that it expands as it freezes. This expansion puts tremendous pressure on whatever is containing it, including metal or plastic pipes. No matter the strength of a container, expanding water can cause pipes to break.

Reminder: change your furnace filter regularly

Apartments

Do not leave snow/salt covered items in the halls or lobby. i.e. boots, power carts, grocery carts.

All units

If your kitchen, bathroom sink or tub is draining slow, please call the office.

Do not feed pigeons, birds, squirrels or stray animals. This can attract other pests such as insects, mice, rats, skunks, and raccoons. These pests can cause significant property damage.

Balconies

To enjoy your balcony/patio without incident, follow these recommendations;

- Place all unwanted items directly in the garbage.
- Keep your balcony clear of debris and clutter.
- Nothing is to hang on the edge of your balcony or patio.



FALL BUCKET LIST

Even with the virus here are some fun fall activities!

- Take an “autumn foliage drive”
 - Go on a nature scavenger hunt
 - Bake Pumpkin spice
 - Make apple cider
 - Family pumpkin carving contest
 - Decorate the porch for fall
 - Make apple sauce
- Find a local pumpkin patch
 - Make a thankful tree
 - Decorate fall themed cookies
 - Halloween movie night
 - Toast pumpkin seeds
 - Go apple picking
 - Jump in a pile of leaves



How to reach us - All County of Renfrew buildings are only open for contact via telephone and email. You can reach us at:

Arnprior — Phone: 613-623-7951; Email: ArnpriorRCHC@countyofrenfrew.on.ca

Renfrew — Phone: 613-432-3679 or Toll Free: 1-855-432-6450

Email: RenfrewRCHC@countyofrenfrew.on.ca

Pembroke —-Phone: 613-735-0782 or Toll Free: 1-888-256-0063

Email: PembrokeRCHC@countyofrenfrew.on.ca



SOCIAL SERVICES COMMITTEE

Monday, November 9, 2020

AGENDA

1. Call to order.
2. Roll call.
3. Disclosure of pecuniary interest and general nature thereof.
4. Adoption of minutes of previous meetings held on September 30, 2020 and October 14, 2020.
5. Delegations (None at time of mailing).
6. Social Services Department Page
 - (a) Department Report 2
 - (b) Ontario Works Division Report 6
 - (c) Child Care and Early Years Division Report 9
7. New Business.
8. Closed Meeting – None at time of mailing.
9. Date of next meeting (at the call of the Chair) and adjournment.

NOTE: (a) County Council: Wednesday, November 25, 2020.

(b) Submissions received from the public, either orally or in writing may become part of the public record.

COUNTY OF RENFREW
SOCIAL SERVICES REPORT

TO: Social Services Committee

FROM: Laura LePine, Director of Social Services

DATE: November 9, 2020

SUBJECT: Department Report

INFORMATION

1. Social Services Relief Fund (SSRF) – Phase 2 – Service Manager Business Case Approval - Renfrew

Attached as Appendix I is a letter dated October 26, 2020 from Hon. Steve Clark, Ministry of Municipal Affairs and Housing, regarding the Social Services Relief Fund (SSRF) – Phase 2 Service Manager Business Case Approval.

At the August 26, 2020 County Council meeting, staff were directed to submit a business case to apply for the Social Services Relief Phase 2 funding which focussed on supporting seniors and families in Social Housing. The Ministry of Municipal Affairs and Housing have awarded the County of Renfrew the full amount of the allocation in the amount of \$1,137,918. The funding will flow in the next few weeks.

2. Rapid Housing Initiative (RHI)

Attached as Appendix II is a description of a new program that is being delivered by Canada Mortgage and Housing Corporation (CMHC). Staff will be participating in information sessions hosted by the Ontario Non-Profit Housing Association (ONPHA) and the Ontario Municipal Social Services Association (OMSSA). RHI will provide a total of \$500 million in up to 100% capital contributions to cover eligible residential construction costs of permanent affordable, supportive or transitional housing. Applications will

be accepted until December 31, 2020, and funding is available to municipalities, provinces and territories, Indigenous governing bodies and organizations, as well as non-profit organizations. RHI covers projects that can be delivered rapidly and includes costs associated with the construction of modular housing, the acquisition of land, and the conversion/rehabilitation of existing buildings to affordable housing.

BY-LAWS

3. Contract Negotiations - CUPE Local 4425 – Renfrew County Housing Corporation

Recommendation: THAT the Social Services Committee recommends to County Council that a by-law be adopted approving the Collective Agreement between CUPE Local 4425 and the Renfrew County Housing Corporation for the period of January 1, 2020 to December 31, 2020, which was ratified by the CUPE Local 4425 membership on September 29, 2020.

Background

Contract negotiations with CUPE Local 4425 began in July 2020. The last agreement was a three-year contract beginning on January 1, 2016 and expired on December 31, 2019. Bargaining between the Renfrew County Housing Corporation and representatives of CUPE Local 4425 was held on September 22, 2020 and was completed on the same day. The new contract was ratified by CUPE Local 4425 on September 29, 2020.

The agreement consists of a pay increase of 1.5% for 2020 and an adjustment to work boot and uniform allowance. There has been a change to the parental and pregnancy leave article and some wording changes in other articles.

We are pleased with the process which took place virtually over Zoom. This is the first time doing contract negotiations in this manner and it was successful.

4. Opeongo Non-Profit Community Residential Development Inc. Transfer to Renfrew County Housing Corporation

Recommendation: THAT the Social Services Committee recommends to County Council that a By-law be passed approving the transfer of assets from the

Opeongo Non-Profit Community Residential Development Inc. to the Renfrew County Housing Corporation; AND FURTHER THAT By-law 107-19 be repealed.

Background

The Renfrew County Housing Corporation Board of Directors received a letter from the Board Chair of the Opeongo Non-Profit Community Residential Development Inc. at their meeting on September 6, 2018 requesting that the Renfrew County Housing Corporation absorb the Opeongo Non-Profit Housing Corporation portfolio by June 30, 2019. On June 26, 2019 County Council adopted a management agreement between Opeongo Non-Profit Community Residential Development Inc. and Renfrew County Housing Corporation.

The initial intent was to undergo an amalgamation of Opeongo Non Profit Housing into the portfolio of Renfrew County Housing Corporation, however earlier in 2020 it was determined that a transfer of assets would be the most appropriate plan. While awaiting the formal documentation, the Management Agreement that was effective on June 26, 2019 remains in force.

Attached as Appendix III is the Draft Transition Agreement between Opeongo Non-Profit Community Residential Development Inc., and the Renfrew County Housing Corporation.

5. Ontario Works Division Report

Attached as Appendix IV is the Ontario Works Division Report prepared by Ms. Andrea Patrick, Manager of Ontario Works, providing an update on activities.

6. Child Care and Early Years Division Report

Attached as Appendix V is the Child Care and Early Years Division Report, prepared by Ms. Judy Mulvihill, Manager of Child Care and Early Years Services, providing an update on activities.

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister
777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre
777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



October 26, 2020

Debbie Robinson
Warden, County of Renfrew
9 International Drive
Pembroke ON K8A 6W5

Dear Debbie Robinson:

**Re: Social Services Relief Fund (SSRF) – Phase 2
Service Manager Business Case Approval – with follow up direction**

As you know, this summer, my ministry announced \$362 million in new provincial and federal funding under a second phase of the Social Services Relief Fund (SSRF) to help protect vulnerable people from COVID-19. The Social Services Relief Fund has been effective in supporting Service Managers and Indigenous Program Administrators to respond quickly, adapt services, and address the housing and economic impacts of COVID-19 in their communities. The additional investment of SSRF Phase Two can help Service Managers and Indigenous Program Administrators continue to protect homeless shelter staff and residents, expand rent support programming and create longer-term housing solutions.

This brings the government's total Social Services Relief Fund investment provided to Service Managers and Indigenous Program Administrators to \$510 million.

This is part of our commitment of up to \$4 billion for municipalities across the province under the federal-provincial Safe Restart Agreement. This funding will help municipalities protect the health and well-being of the people of Ontario while delivering critical public services, such as public transit and shelters, as the province continues down the path of renewal, growth and economic recovery.

Prior to receiving SSRF Phase 2 funds, you were asked to submit a business case to the Ministry. The business case process provided an opportunity for you to outline how your initial planning allocation would be used and assisted the Ministry in ensuring that funds were being directed to the communities most in need. The business cases were reviewed by the Ministry, as well as an inter-ministerial working group, which made recommendations on funding decisions.

The Ministry has now completed its review of your business case, and I am pleased to confirm that we have **approved** your plan with follow up direction in accordance with a total planning allocation of **\$1,137,918** for the fiscal year 2020-21. Ministry staff will be in contact with you in the coming days to discuss feedback on your business case.

I want to acknowledge that, in addition to the capital and operating plans being approved with this letter, many Service Managers have submitted as part of their business cases additional capital proposals (i.e., additional proposals where submitted in response to Question 12 in the business cases). Where applicable, the Province encourages Service Managers to consider submitting these additional capital proposals under the federal government's Rapid Housing Initiative to maximize the potential benefits to Ontario's housing as well as the good work done by Service Managers as part of this process.

As communicated to you in August 2020, to ensure SSRF Phase 2 funding is targeted to where it is needed most, the Ministry has held back a portion of the total SSRF Phase 2 funding from the initial planning allocations. Decisions on how to allocate this hold back will be determined over the coming weeks and months based on emerging public health needs and progress to date as indicated through required program reporting. This will allow us to target these remaining investments where they are most required, as the public health situation continues to evolve. Service Managers will be notified when decisions are made to allocate this remaining funding.

SSRF Phase 2 Funding and Reporting

Now that your business case has been approved, we will provide an initial payment of up to 75 per cent of operating funding based on the projections made in your approved business case. This payment will be processed shortly.

Funding for capital projects will be dispersed based on project submissions and the funding schedule outlined in the Program Guidelines. For each capital project, you must complete and submit a Project Information Form through the Transfer Payment Ontario (TPON) system for Ministry approval.

Please note that you are required to submit an interim report by **December 15, 2020** on your use of SSRF Phase 2 funds and projected spending. A subsequent operating payment will be made following the submission and approval of this report and attestation.

As part of the quarterly reporting requirements, you will also be required to report actual expenditures for the previous financial quarter and revised projections for subsequent quarters by the relevant spending category by **January 31, 2021**. For your year-end reports, you will also be required to report on data collected on specific performance indicators.

Please note that all SSRF Phase 2 reports must be submitted through the TPON system, in accordance with the program guidelines.

Thank you again for your tireless work supporting Ontario's most vulnerable residents during this challenging time. I appreciate your continued commitment to ensuring that the province's significant investments through SSRF are directed to where they are needed most, and I look forward to continuing our work together as we serve the people of Ontario.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark". The signature is fluid and cursive, with the first letters of "Steve" and "Clark" being capitalized and prominent.

Steve Clark
Minister

c. Paul Moreau, Chief Administrative Officer
Laura Lepine, Director, Social Services



Rapid Housing Initiative



OVERVIEW

The Rapid Housing Initiative (RHI) provides funding to expedite the delivery of affordable housing units to vulnerable people and populations targeted under the National Housing Strategy (NHS), especially those affected by COVID-19.

Funding is available through two separate streams. For the first stream, RHI will expedite funds to municipalities with highest need. For the second stream, an application portal will be open to governments, Indigenous governing bodies and organizations, and non-profit organizations where applications will be prioritized based on the strength of the application. The initiative targets rapid housing and delivery of units within 12 months.

OUTCOMES

The initiative provides:

- A total of \$1 billion in capital contributions.
- Funding to help support the creation of up to 3,000 new permanent affordable housing units. More units may be created if other resources are leveraged.
- Affordable housing for vulnerable people in severe housing need specifically people at risk of or experiencing homelessness, or living in temporary shelters because of the COVID-19 pandemic.
- Support for immediate housing needs with the goal:
 - To commit all funds before March 31, 2021.
 - To ensure housing is available within 12 months.
- Long-term, permanently affordable housing for a minimum of 20-years.

FUNDING

CMHC will contribute up to 100% of funding to cover eligible residential construction costs. (CMHC will not fund non-residential costs).

Purpose of Funding

Eligible recipients will receive funding for one of three eligible forms of housing listed below:

New Construction (only Modular):

- Support the construction of a modular multi-unit rental project, which includes the acquisition of the land.

Modular is defined as housing units that are partially or fully built in off-site (e.g. a factory, warehouse, or similar facility) by a qualified manufacturer and delivered to the site in whole or in parts and installed on an appropriately zoned and serviced lot. This may range between single, scattered units up to larger multi-unit housing projects.

Conversions/Rehabilitations:

- Support the acquisition and conversion of a non-residential building to an affordable rental project.
- Support the acquisition of an existing building in state of disrepair or abandoned for the purpose of rehabilitation where units were previously lost from the housing stock.

Two Funding Streams

Funding will be committed under two separate streams of \$500M in allocated contributions (Major Cities Stream and Projects Stream).

Major Cities Stream: Immediate Support for Identified Municipalities

Identified municipalities will receive a pre-determined allocation based on the severity of the housing need in the subject market. Municipalities will be expected to create a minimum number of units with the allocated funding related to local market costs.

Municipalities will be encouraged to take a community benefits approach and push for projects targeting women, and the urban Indigenous population.

Projects Stream: Application-Based Process

Provinces, territories, municipalities, Indigenous governing bodies and organizations, as well as non-profit organizations are eligible to apply for funding. CMHC will accept applications starting October 27 and ending December 31, 2020. CMHC will review the applications and will prioritize applications based on program criteria.

CMHC reserves the right to prioritize strong applications prior to the closing of the intake window.

Additional windows will take place if needed.

PROJECTS STREAM

Eligibility and Criteria

Property Type and Size requirements

- Standard rental, transitional, permanent supportive housing, single room occupancy and seniors housing (excludes delivery of healthcare)
- Must have a minimum of five units or beds (flexibilities will be available for projects in the North, on-reserve or in remote locations)
- Minimum contribution request of \$1M
- Primary use is residential
- Permanent housing (long-term tenancy, 3 months or more)

Eligibility Requirements

Eligible applicants:

- Municipal, Provincial, and Territorial Governments including their agencies
- Indigenous governing bodies and organizations
- Non-profit organizations

Property Management Experience:

- Non-profit and Indigenous Organization applicants must have a minimum of 5 years demonstrated experience operating a housing project of similar type and size as the proposed project with similar tenancy (in lieu, a formal property management contract with a professional third party firm or alternate as approved by CMHC).

Construction Management Experience:

- Non-profit and Indigenous Organization applicants must have successfully completed within the last 5 years a similar project on time and within budget. Alternatively, recipients must enter into a fixed price contract with a general contractor who has experience building projects of similar size, cost, building form and construction type in the same market area. Proponents must have a demonstrated ability to withstand unexpected increases in construction cost.

For newly formed groups, alternate covenants, collateral and mitigation may be considered.

Mandatory Minimum Requirements

Expediency

Proponents will be required to achieve occupancy within 12 months of the approval of their investment plan (Major Cities Stream) or the effective date of the contribution agreement with CMHC (Projects Stream).

Flexibility to the delivery within the 12-month timeline may be available for projects located on-reserve, northern and remote housing or where seasonality is a factor for construction or reasonable delays due to the COVID-19 pandemic.

Financial Viability

Non-profits and Indigenous Organizations must provide confirmation of secured operational funding sufficient to cover the ongoing monthly operating and programming expenses. Such confirmation must be in the form of a letter from the government or organization providing the funding or copy of the contribution agreement confirming the terms and conditions of the agreement.

Affordability

All units must serve and be affordable (household is paying less than 30% of gross income on housing costs) to targeted people and populations who are vulnerable and who are also, or otherwise would be, in severe housing need or people experiencing or at high risk of homelessness as described below. Affordability must be maintained for a minimum of 20 years.

Homelessness: When an individual, family or community is without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.

Populations at imminent risk of homelessness: When individuals or families whose current housing situation will end in the near future (for example, within 2 months) and for whom no subsequent residence has been established.

Energy Efficiency and Accessibility

1. Major Cities Stream:

Energy Efficiency

- Modular construction projects expected to meet a minimum energy efficiency of 5% or more above the energy efficiency standards as set out in the 2015 National Energy Code for Buildings (NECB) or meet the local/regional standard, whichever is higher.
- Conversions/rehabilitations are not required to meet a minimum requirement above code for energy efficiency.

Accessibility

- Modular construction projects must exceed the accessibility requirements of their jurisdiction by providing an additional 5% of accessible units above the local requirements.
- Conversions/rehabilitations are not required to meet a minimum requirement above code for accessibility.

2. Projects stream:

Energy Efficiency

- The RHI will give priority to modular construction projects that can exceed the energy efficiency standards as set out in the 2015 National Energy Code for Buildings (NECB) or local/regional standard (whichever is higher)

Accessibility

- Modular construction projects that can exceed the local accessibility requirements in their jurisdiction will be given greater priority.

Target Populations

All affordable units must be dedicated to people and populations who are vulnerable and targeted under the National Housing Strategy (NHS), especially people experiencing or at risk of homelessness or living in temporary shelters because of the COVID-19 pandemic. These population groups include:

- Homeless people or those at risk of homelessness
- Women and their children fleeing domestic violence
- Black Canadians
- Indigenous peoples
- Racialized groups
- Seniors
- Young adults
- People with disabilities
- People dealing with mental health and addiction issues
- Veterans
- LGBTQ2+
- Recent immigrants or refugees

RHI will request that municipalities receiving funds under the Major Cities Stream have projects targeting women and urban Indigenous population and to take a community benefit approach to the development of their projects.

PRIORITIZATION CRITERIA

In addition to meeting mandatory minimum requirements, the RHI will further prioritize projects based on the following criteria:

1. **Need:**
 - Located in areas of highest need (Including Indigenous Land, Northern Housing and projects located in remote communities).
2. **Duration of confirmed Subsidy:**
 - Incremental scoring provided for confirmed subsidy from a Municipality/Province or Territory or Indigenous governing body.
3. **Cost Sharing/Support from another level of government:**
 - Funding or waivers that lower the construction budget and/or funding required from the RHI. Support can be provided in a form such as, but not limited to, grants, contributions, concessions on property taxes and/or concessions on levies, waiver of development cost charges or other provincial/municipal fees, waiver of community amenity contributions, land donation, etc.
4. **Expediency:**
 - Project is completed and/or available for occupancy earlier than the minimum requirement of 12 months.
5. **Land Status**
 - Land that is either owned in fee simple or leasehold interest where the lease term is greater than 20 years or land that is under an agreement of purchase and sale.
6. **Duration of Affordability:**
 - Projects that provide a duration of affordability going beyond the minimum 20-year affordability period.
7. **Energy Efficiency:**
 - Modular projects that exceed the energy efficiency standards as set out in the *2015 National Energy Code for Buildings (NECB)* or local/regional standard whichever is higher.
8. **Accessibility:**
 - Modular projects that exceed the local accessibility requirements in their jurisdiction (by percentage of additional accessible units).
9. **People or populations who are vulnerable:**
 - Projects specifically targeting Black Canadians, women and their children and/or Indigenous People.

These criteria are prioritized over regional concerns. Please consult with your **Specialist** to discuss your project.

Advancing

Advancing is not subject to the project generating a percentage of potential rental revenues.

Major cities stream:

The full contribution will be advanced once both CMHC and the Municipality duly execute the contribution agreement.

Projects stream:

For other levels of government, the full contribution will be advanced once both CMHC and the government duly execute the contribution agreement.

For non-profit and Indigenous Organizations, a Quantity Surveyor or alternate qualified consultant approved by CMHC will release funds through construction draws with supporting documentation.

Security Type

The contribution will be unsecured unless security is deemed necessary by CMHC, at its sole discretion.

Reserve Requirements

None required unless deemed necessary by CMHC, at its sole discretion.

Documentation Requirements

Refer to RHI Documentation Requirements.

20200715-002



COUNTY OF RENFREW

BY-LAW NUMBER

A BY-LAW CONCERNING THE COLLECTIVE AGREEMENT WITH THE CANADIAN UNION OF PUBLIC EMPLOYEES (C.U.P.E.) LOCAL 4425, RENFREW COUNTY HOUSING CORPORATION

WHEREAS the County of Renfrew deems it advisable to ratify by by-law the Collective Agreement with the Canadian Union of Public Employees (C.U.P.E.) Local 4425, Renfrew County Housing Corporation.

THEREFORE the Council of the Corporation of the County of Renfrew enacts as follows:

1. All provisions as outlined in Schedule “A” attached, and forming the Collective Agreement between the Corporation of the County of Renfrew and C.U.P.E. Local 4425, Renfrew County Housing Corporation, shall form the basis of wage rates and working conditions for the period of January 1, 2020 through to and including December 31, 2020.
2. All amendments shall be presented to Council in the form of a replacement by-law.
3. In conjunction with the provisions of the Chief Administrative Officer’s By-law, the C.A.O. shall be responsible for the administration of this by-law and will be accountable to Council for its enforcement.
4. This by-law shall not be interpreted to contradict or violate any statute or regulation of the Province of Ontario.
5. By-law No. 56-16 is hereby repealed.
6. This By-law shall come into force and be effective on January 1, 2020.

READ a first time this 25th day of November, 2020.

READ a second time this 25th day of November, 2020.

READ a third time and finally passed this 25th day of November, 2020.

DEBBIE ROBINSON, WARDEN

PAUL V. MOREAU, CAO/CLERK

COUNTY OF RENFREW

BY-LAW NUMBER

**A BY-LAW APPROVING THE TRANSFER OF ASSETS FROM THE OPEONGO
NON-PROFIT COMMUNITY RESIDENTIAL DEVELOPMENT INC. AND THE
RENFREW COUNTY HOUSING CORPORATION**

WHEREAS on December 14, 2000, the Ontario government proclaimed the *Housing Services Act, 2011*, which set the stage for the transfer of administrative responsibilities for social housing in Ontario from the federal and provincial government to the municipal level;

AND WHEREAS the *Housing Services Act, 2011*, as amended requires that social housing be devolved to service managers. In Renfrew County the service manager is the Corporation of the County of Renfrew;

AND WHEREAS the Opeongo Non-Profit Community Residential Development Inc., of Renfrew, Ontario and the Renfrew County Housing Corporation of Pembroke, Ontario passed resolutions on January 20, 2018 and September 6, 2018 respectively wishing to transition into one Corporation to be known as the Renfrew County Housing Corporation and to operate the combined portfolio in accordance with the *Housing Services Act, 2011*, as amended and related regulations, applying to non-profit and public housing respectively;

AND WHEREAS the Corporation of the County of Renfrew, as Service Manager for the County of Renfrew and sole Shareholder of the Renfrew County Housing Corporation agrees to the transition of assets;

NOW THEREFORE the Council of the Corporation of the County of Renfrew hereby enacts as follows:

1. THAT the Warden and Clerk are hereby empowered to do and execute all things, papers and documents necessary to the execution of this By-law.
2. THAT this By-law shall come into force and take effect upon the passing thereof.

READ a first time this 25th day of November, 2020.

READ a second time this 25th day of November, 2020.

READ a third time and finally passed this 25th day of November, 2020.

DEBBIE ROBINSON, WARDEN

PAUL V. MOREAU, CAO/CLERK

THIS AGREEMENT made as of the day of , 2020.

BETWEEN:

OPEONGO NON-PROFIT COMMUNITY

RESIDENTIAL DEVELOPMENT INC. (“The Vendor”)

OF THE FIRST PART

AND

RENFREW COUNTY HOUSING CORPORATION ("The Purchaser")

OF THE SECOND PART

WHEREAS the Vendor is a non-profit housing corporation incorporated pursuant to the laws of the Province of Ontario; and

WHEREAS the Purchaser is a local housing corporation incorporated pursuant to the laws of the Province of Ontario; and

WHEREAS the Vendor is the owner of the Assets listed on Schedule "A" attached hereto; and

WHEREAS the Assets include certain real properties located in the Town of Renfrew, Province of Ontario (the “Real Properties”) as set out in Schedule “B” attached hereto; and

WHEREAS the Real Properties are subject to the encumbrance set out on Schedule “C” hereto; and

WHEREAS the Vendor wishes to sell to the Purchaser and the Purchaser has agreed to the purchase from the Vendor the Assets (hereinafter referred to as the “Purchased Assets”) upon and subject to the following terms and conditions;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements herein contained, the Vendor and the Purchaser do hereby covenant and agree together as follows:

ARTICLE I

Interpretation

1.1 Definitions

As used in this Agreement, the following words and phrases shall have the following meanings:

- (a) "Closing date" means on or before the 31st day of December, 2020;
- (b) "Encumbrances" means any encumbrance, lien, charge, mortgage, agreement, security interest of any nature or adverse claim;
- (c) "Liability" means any liability or obligation of any kind, character or description, whether known or unknown, absolute or contingent, accrued or unaccrued, liquidated or unliquidated, secured or unsecured, due or to become due.

ARTICLE II

Purchase and Sale of Purchased Assets

- 2.1 The Vendor hereby sells, assigns and transfers to the Purchaser and the Purchaser hereby purchases from the Vendor, effective as of the Closing Date all of the property and assets of the Vendor including without limitation the cash and bank balances, trust accounts and reserve funds, Vendor's accounts receivable,

furniture, fixtures and equipment, tenant files and tenant information, real properties and prepaid expenses, all contracts, all claims and causes of action accruing to the Vendor, and the insurance policies maintained by the Vendor

ARTICLE III

Purchase Price

3.1 Purchase Price

The Purchase Price shall be satisfied by the Purchaser as follows:

- (a) the assumption by the Purchaser of the Encumbrance as set out on Schedule "C";
- (b) the assumption by the Purchaser of all other Encumbrances and Liabilities of the Vendor;

3.2 Indemnity

The Purchaser hereby agrees to indemnify and hold harmless the Vendor from any and all claims arising in respect of either the Assets or Liabilities which are transferred.

ARTICLE IV

Representations and Warranties

4.1 Representations and Warranties of the Vendor

The Vendor hereby represents and warrants as follows in favour of the Purchaser and hereby acknowledges and confirms that the Purchaser is relying

upon such representations and warranties in connection with the purchase by it of the Assets from the Vendor:

- (a) save for the Encumbrances and the Liabilities, the Vendor owns, beneficially and of record, the Assets with good and marketable title thereto, free and clear of any claim, lien, security interest or encumbrance of any nature or kind and, as such, has the exclusive right and full power to sell, transfer and assign the Assets to the Purchaser;
- (b) no person, firm or corporation has any agreement, option or any rights capable of becoming an agreement or option for the acquisition from the Vendor of the Assets;
- (c) the Vendor is not a non-resident of Canada within the meaning of the *Income Tax Act* (Canada);
- (d) the Vendor is not insolvent, has not committed an act of bankruptcy, proposed a compromise or arrangement to its creditors generally, had any petition for a receiving order in bankruptcy filed against it, taken any proceeding with respect to a compromise or arrangement, taken any proceeding to have itself declared bankrupt or to wind-up, taken any proceeding to have a receiver appointed over any part of its assets, had any encumbrancer take possession of any of its property, or had any execution or distress become enforceable or become levied upon any of its property;

4.2 Representations and Warranties of the Purchaser

The Purchaser hereby represents and warrants as follows and hereby acknowledges and confirms that the Vendor is relying upon such representations

and warranties in connection with the sale by the Vendor to the Purchaser of the Assets:

- (a) the Purchaser is a subsisting corporation duly and validly incorporated and organized under the laws of Ontario;
- (b) the execution and delivery of the this Agreement by the Purchaser and the purchase of the Assets herein provided for have been duly authorized by all necessary corporate action and the Purchaser has all requisite corporate power and authority to enter into this Agreement and to carry out the transaction of purchase and sale contemplated herein;
- (c) the Purchaser is not a “non-Resident of Canada” within the meaning of the *Income Tax Act (Canada)*;
- (d) the Purchaser is not insolvent, has not committed an act of bankruptcy, proposed a compromise or arrangement to its creditors generally, had any petition for a receiving order in bankruptcy filed against it, taken any proceeding with respect to a compromise or arrangement, taken any proceeding to have itself declared bankrupt or to wind-up, taken any proceeding to have a receiver appointed over any part of its assets, had any encumbrancer take possession of any of its property, or had any execution or distress become enforceable or become levied upon any of its property;

ARTICLE V

Covenants

5.1 Covenants of the Vendor

The Vendor hereby covenants in favour of the Purchaser that it will cause all necessary steps and proceedings to be taken to permit the Assets to be duly and regularly transferred to the Purchaser on the Closing Date.

5.2 Covenants of the Purchaser

The Purchaser hereby covenants in favour of the Vendor that:

- (a) it will cause all necessary steps and proceedings to be taken to permit it to purchase the Assets;
- (b) it will take all necessary steps to assume the Liabilities and the Encumbrances;
- (c) it will hold harmless and indemnify the Vendor from any claims made against the Vendor in respect of the Liabilities or the Encumbrances.

ARTICLE VI

Closing Matters

6.1 Conditions of Closing for the Vendor's Benefit

The Vendor shall not be obliged to complete the sale and purchase herein unless on the Closing Date, the following conditions have been satisfied, it being understood that the said conditions are included for the exclusive benefit of the Vendor and may be waived in writing in whole or in part by the Vendor at any time:

(a) the Purchaser shall have performed all obligations required to be performed under this Agreement;

6.2 Conditions of Closing for the Purchaser's Benefit

The Purchaser shall not be obliged to complete the sale and purchase herein unless on the Closing Date, the following conditions have been satisfied, it being understood that the said conditions are included for the exclusive benefit of the Purchaser and may be waived in whole or in part by the Purchaser at any time:

- (a) the Vendor shall deliver to the Purchaser, duly endorsed for transfer, the Deed for the Real Property and the transfer documents for the Assets; and
- (b) the Vendor shall have performed all obligations required to be performed under this Agreement.

6.3 Conveyancing Documents

The Vendor shall deliver to the Purchaser all necessary Transfers, conveyance, bills of sale, assurances, assignments and any other documentation necessary or reasonably required to transfer the Assets to the Purchaser with good and valid title subject to encumbrances and liabilities as herein provided.

6.4 Accounts Payable

On closing or shortly thereafter the Vendor will provide to the Purchaser a list of accounts payable, accounts receivable, a statement of reserve funds and a statement of operating funds.

ARTICLE VII

Audit

- 7.1 At the closing the Vendor will have its auditor, Ferguson and Kubisheski, complete an audit for the period of January 1, 2020 to December 31, 2020. Any necessary adjustments in the purchase price will be made at that time.

ARTICLE VIII

General Contract Provisions

8.1 Notices

All notices, requests, demands or other communications by the terms hereof required or permitted to be given by one party to the other shall be given in writing by personal delivery or by registered mail, postage prepaid, addressed to such other party at the following addresses:

(a) Opeongo Non-Profit Community Residential Development Inc., 9 International Drive, Pembroke, ON K8A 6W5, 271 Wade Ave., K7V 2N5, Renfrew, Ontario and 224 Vimy Blvd., South, Renfrew, ON K7V 4J8.

(b) Renfrew County Housing Corporation, 9 International Drive, Pembroke, ON K8A 6W5.

or such other addresses as may be given by either of them to the other in writing from time to time. Such notices, requests, demands or other communications shall be deemed to have been received when delivered or, if mailed, on the fifth business day following the day of the mailing thereof; provided that regular mail service shall not be interrupted by strikes or other irregularities and where such

interruption or other irregularities occurs , all notices, requests, demands or other communications shall be deemed to have been received on the fifth business day following the resumption of normal mail service.

8.2 Further and Other Acts

The parties hereto covenant and agree to sign such other papers, cause such meetings to be held, resolutions passed and by-laws enacted, exercise their vote and influence, do and perform and cause to be done and performed such further and other acts and things as may be necessary or desirable in order to give full effect to this Agreement and every part hereof.

8.3 Governing Law

This Agreement shall be governed by the laws of Canada to the extent they apply and by the laws of the Province of Ontario.

8.4 Risk

Up to the Closing Date, all risk of loss or damage by fire or any other cause or hazard to the Assets shall remain with the Vendor and the Vendor shall hold all insurance policies and proceeds thereof in trust for the parties hereto. In the event of any destruction or damage by fire or any other cause or hazard to any of the Assets prior to the Closing Date, the replacement value of the Assets so destroyed or damaged shall be deducted from the Purchase Price payable by the Purchaser hereunder, or if such destruction and damage is, in the opinion of the Purchaser, material, then the Purchaser, at its option, may at any time before the Closing Date, cancel this Agreement.

8.5 Time of Essence

Time shall be of the essence of this Agreement and of every part hereof and no extension or variation of this Agreement shall operate as a waiver of this provision.

8.6 Entire Agreement

This Agreement shall constitute the entire agreement between the parties hereto with respect to all of the matters herein and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties. This Agreement shall not be amended except by a memorandum in writing signed by the parties hereto and any amendment hereof shall be null and void and shall not be binding upon any party which has not given its consent as aforesaid.

8.7 Successors and Assigns

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

8.8 Survival

The representations, warranties and covenants contained herein shall survive the Closing Date and shall not be merged upon the completion of the transfers contained herein.

ARTICLE IX

Counterparts

- 9.1 This Agreement may be signed in several counterparts each of which when executed shall be deemed to be an original, and such counterparts shall each constitute one and the same instrument and notwithstanding their date of execution shall be deemed to bear the date set above.

IN WITNESS WHEREOF the Vendor and Purchaser have hereunto affixed their hands and seals on their own behalf the day and year first written.

Dated at Renfrew, Ontario
This day of , 2020.

) Opeongo Non-Profit Community Residential
) Development Inc. ("The Vendor")
)
)
)
)
) We have the authority to bind the
) corporation

Dated at Pembroke, Ontario
This day of , 2020.

) Renfrew County Housing Corporation
) ("The Purchaser")
)
)
)
) We have the authority to bind the
) corporation

SCHEDULE "A"

42 Housing Units located at 224 Vimy Blvd., South, Renfrew, ON K7V 4J8.

Office structure, garage and all sheds.

All of the fixtures and appliances presently owned by the vendor and located in the housing units.

All maintenance and office equipment presently owned by the Vendor.

All bank accounts, trust accounts and reserve funds of the Vendor.

All tenant files and other information.

SCHEDULE “B”

Part Lot 12, Concession 1, Horton, Part 1, 49R8565, Except Part 1-2 49R9208; Town of Renfrew, being all of PIN 57277-0134 (LT)

SCHEDULE “C”

PPSA Registrations		
Secured Party - Canada Mortgage and Housing Corporation		
PPSA Number	Collateral	Expiration
20180216-1415-2333-6800	Assignment of Rents and Leases	February 16, 2023
20180216-1413-2333-6799	Chattel Mortgage	February 16, 2023

Mortgage		
Registration Number	Mortgagor	Mortgagee
LT001562	Opeongo Non-Profit Community Residential Development Inc.	Canada Mortgage and Housing Corporation

ONTARIO WORKS REPORT

Prepared by: Andrea Patrick, Manager of Ontario Works

Prepared for: Social Services Committee

November 9, 2020

INFORMATION

1. Ontario Works Caseload Statistics

Month	2020 Total Caseload	2019 Total Caseload
January	1,273	1,331
February	1,287	1302
March	1,327	1319
April	1,344	1331
May	1,268	1341
June	1199	1,299
July	1160	1,246
August	1125	1,227
September	1074	1,175
October	n/a	1,214
November	n/a	1,231
December	n/a	1,230

2. Homelessness Prevention Program (HPP)

Number of Approved Applications in September 2020	Monthly Expenditure
123	\$131,550.46

3. Disaster Emergency Management Conference

The Ontario Works supervisor and manager attended the Disaster and Emergency Management Conference held virtually on October 7 & 8, 2020. Emergency management professionals from across Canada and the United States shared knowledge and experience to help identify ways to promote necessary change and ultimately organizational/community resiliency.

Sessions topics included effective disaster communications for public safety, challenges faced by first responders, and corporate crisis management.

4. Enhanced Verification Process

Attached as Appendix OW-I is a memo dated October 19, 2020 from the Ministry of Children, Community and Social services providing an update on the Enhanced Verification Process (EVP). EVP is a practice whereby files are prioritized for eligibility review based on risk flags identified by third party data sources. EVP reviews were suspended in March 2020 to allow local offices greater flexibility to respond to the increased demand for Ontario Works assistance. Offices were given the option to voluntarily restart EVP reviews over the summer months based on operational readiness. The memo advises that EVP ranking and required file reviews will resume province-wide in November 2020.

5. Algonquin College Fall Business and Leadership Virtual Conference

On October 26, 2020, the Ontario Works supervisor and manager attended Algonquin College's Virtual Leadership Conference. This conference included several informative workshops which provided leaders with strategies to inspire innovation, creativity, and entrepreneurship in the workplace. The keynote address was given by Dr. Robyne Dafoe, a psychology instructor and researcher, who discussed how everyday resiliency can be achieved through an optimal level of stress.

6. Business Technology Network Meeting

The Ontario Works manager attended the Business Technology Network (BTN) meeting on October 28, 2020. An overview was provided of upcoming changes in the Social Assistance Management System (SAMS) which are required to support the Ministry's modernization plans. Information was also shared regarding how SAMS will interface with the Employment Ontario (EO) computer system to support the introduction of a shared action plan. This new tool will be tested in the Employment Services Transformation prototype regions.

7. Staff Training

Eight Ontario Works staff participated in OMSSA's Virtual Mental Health Forum held on October 21 & 22, 2020. This conference focussed on helping social services staff build skills and resilience to better support the mental health needs of clients. Topics explored during breakout sessions included seniors' mental health and reducing social isolation, COVID-19 and the escalating opioid crisis, crisis management techniques, and fostering hope and optimism.

EVP Reviews: November 2020 Audit Plan – Update

Quick Summary

Eligibility Verification Process (EVP) reviews will resume province-wide for both Ontario Works and ODSP, effective November 2020.

FYI for

Patti Redmond, Director, Social Assistance Service Delivery Branch
Social Assistance Program Supervisors
Social Assistance Program Managers
Ontario Works Administrators
- CMSMs/DSSABs

What's Happening

As an interim measure to support service delivery partners in response to the COVID-19 outbreak, the ministry suspended EVP reviews as of March 2020. Starting in July 2020, the ministry provided Ontario Works Service Delivery Agents (SDAs) the option of resuming EVPs if they had the capacity to do so. As a result of this approach, 29 SDAs volunteered to resume EVPs and audit plans were only assigned to those select sites.

Effective November 2020, province-wide resumption of EVPs will take effect for both Ontario Works and ODSP.

The ministry recognizes that SDAs may need transition time before restarting EVP reviews and adjust local processes to account for public health guidelines. The ministry is committed to working with SDAs during this transition period.

More Information

As several SDAs have restarted EVPs over the past several months, Social Assistance Program and Accountability Branch will be hosting EVP Community of Practice meetings to allow SDAs to raise questions, discuss their experiences and have an opportunity to share best practices and other tools and supports.

Contact

If you have any questions, please direct them to SAMO-AO@ontario.ca.

Sent from

Jeff Bowen
Director, Social Assistance Performance and Accountability Branch

CHILD CARE AND EARLY YEARS REPORT

Prepared by: Judy Mulvihill, Manager of Child Care and Early Years Division

Prepared for: Social Services Committee

November 9, 2020

INFORMATION

1. **License Child Care Statistical Report**

Attached as Appendix CC-I is the Statistical Report outlining the service delivery levels for licensed child care.

2. **Letter of Appreciation from Mountain River Staff**

Attached as Appendix CC-II is a thank you letter dated September 29, 2020 from staff member, Bailey Hum, from Mountain River Child Care. Individual letters from the children in her daycare program were also received stating why they are grateful for being able to return after closures due to COVID-19.

3. **Early Childhood Educator Day 2020 – Celebrating 20 Years**

October 22, 2020 was the 20th Early Child Educator (ECE) Day. To celebrate this important milestone in the County of Renfrew, Warden Robinson and Social Services Committee Chair James Brose created individual heartwarming videos that were posted to the Child Care and Early Years Facebook page. I would like to thank the Chair and the Warden for spending the time to create such special video messages, they were very much appreciated by the ECE's in our County.

4. **Ontario Invests \$550 Million to Build and Upgrade Schools**

The Ontario government is investing \$550 million to build 20 new schools and eight permanent school additions across the province in 2020-21. These new projects will create nearly 16,000 new student learning spaces and 870 new licensed child care spaces as part of the government's ongoing efforts to improve and build modern schools. By October 30, 2020 the new project locations will be announced.

5. **COVID-19 Resilience Infrastructure Stream (CVRIS)**

Attached as Appendix CC-III is a memo received from the Ministry of Education, Capital and Business Support Division, dated October 28, 2020, providing information to municipalities regarding new funding available by application for school facility upgrades that will protect the health and wellbeing of students, staff and children in schools and co-located child care facilities. These upgrades are meant to support retrofits, repairs and upgrades to schoolboard facilities. This COVID-19 Resilience Infrastructure Stream (CVRIS) is being introduced under the Investing in Canada Infrastructure Program (ICIP) to provide up to \$700 million in combined federal-provincial funding for education-related infrastructure projects.

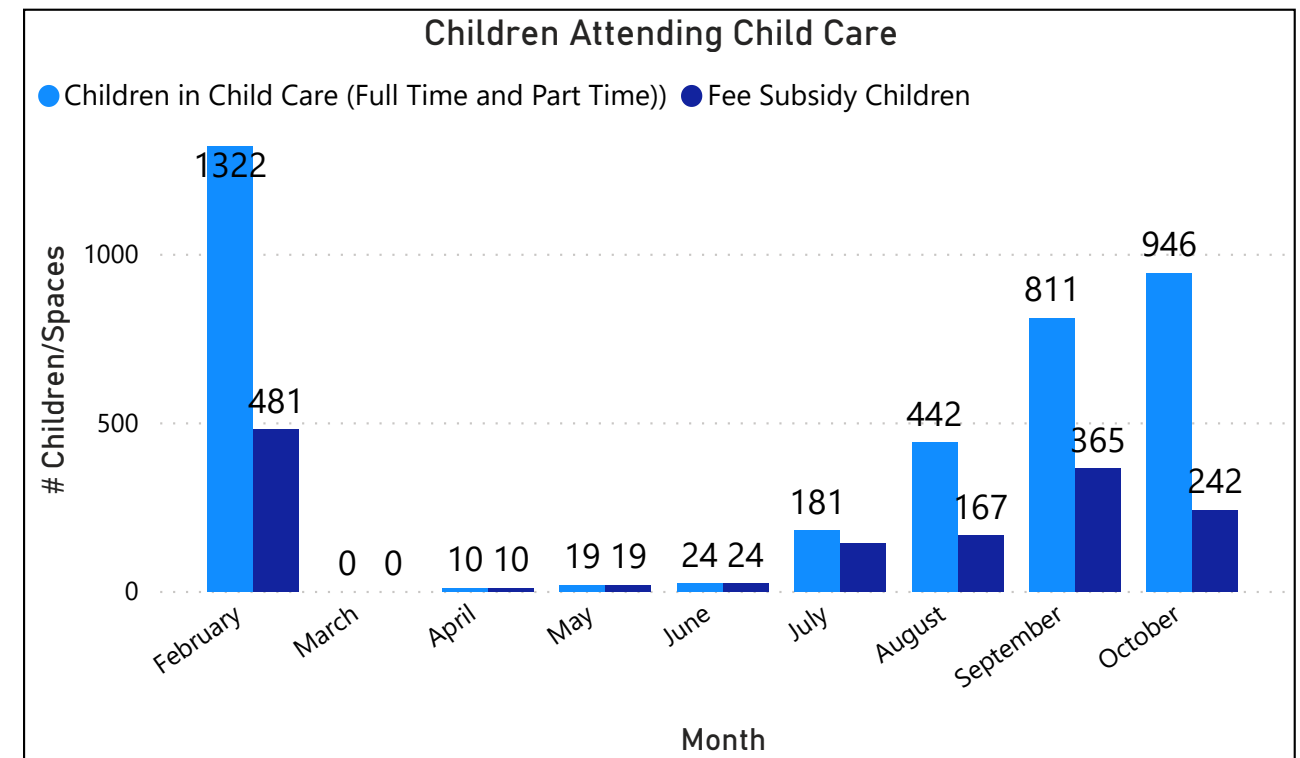
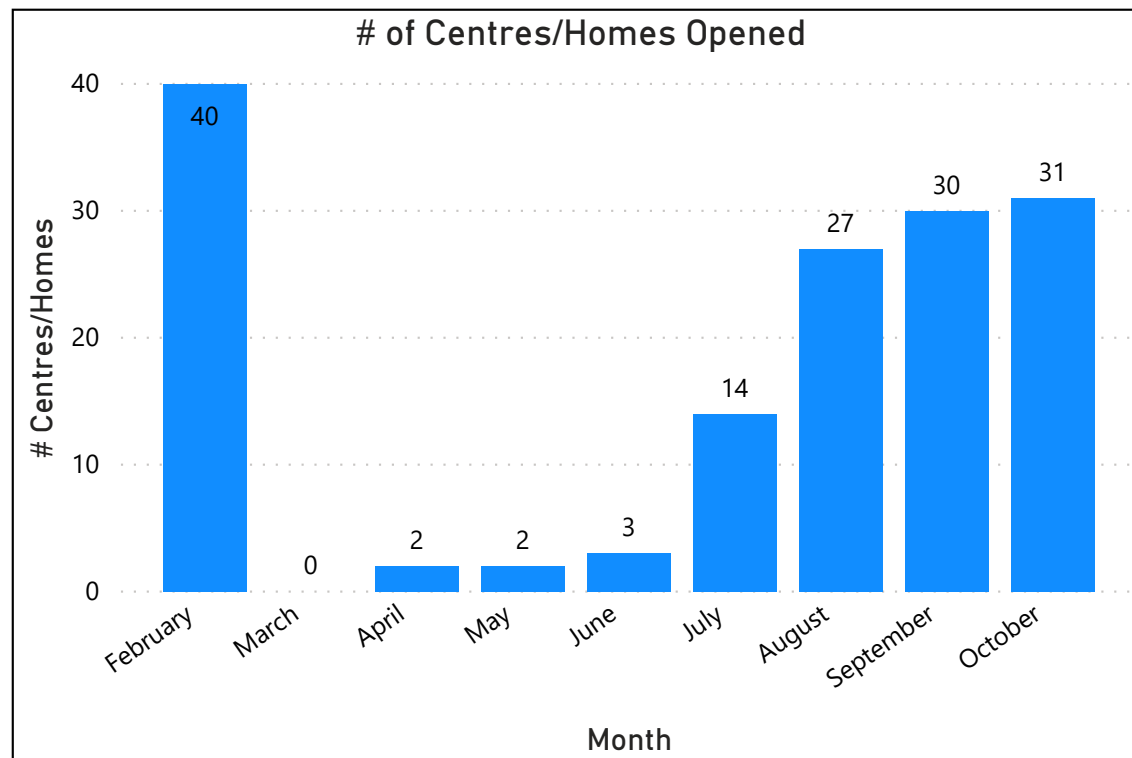
In determining the potential needs of a co-located child care centre, school boards should consult with local Consolidated Municipal Service Managers and submit the intake form by or before November 18, 2020. Timelines have been set to reflect the need for federal approvals, as such late applications may not be considered for funding.

31 centres / homes are open

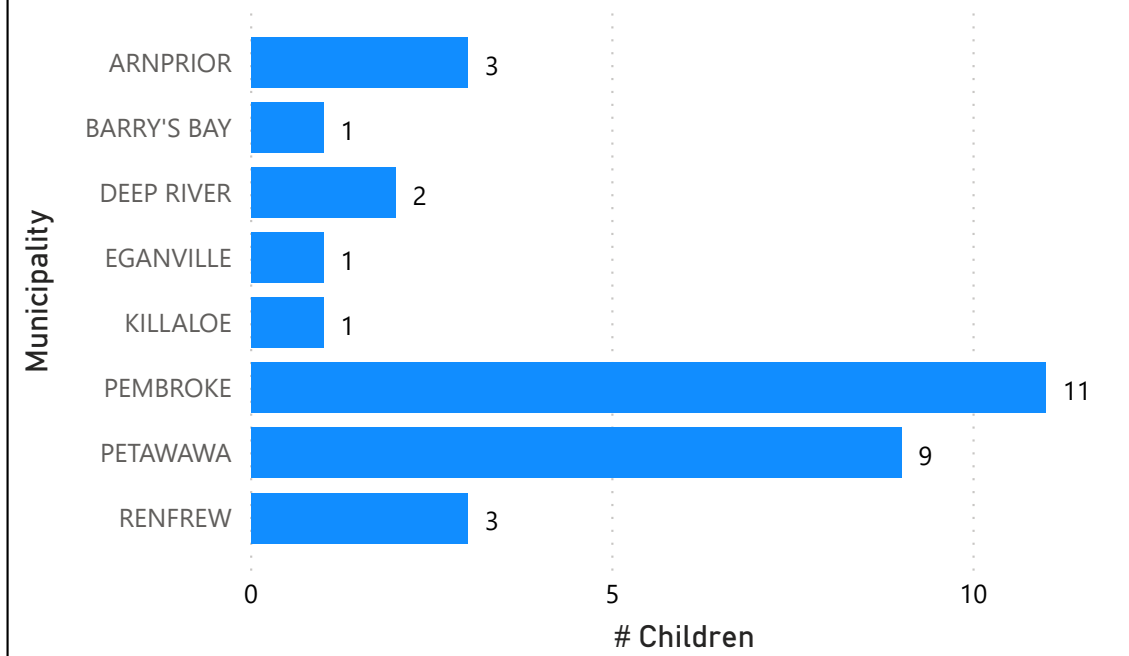
1 center opened in October: Columbus House - Pembroke

946 children are currently attending child care

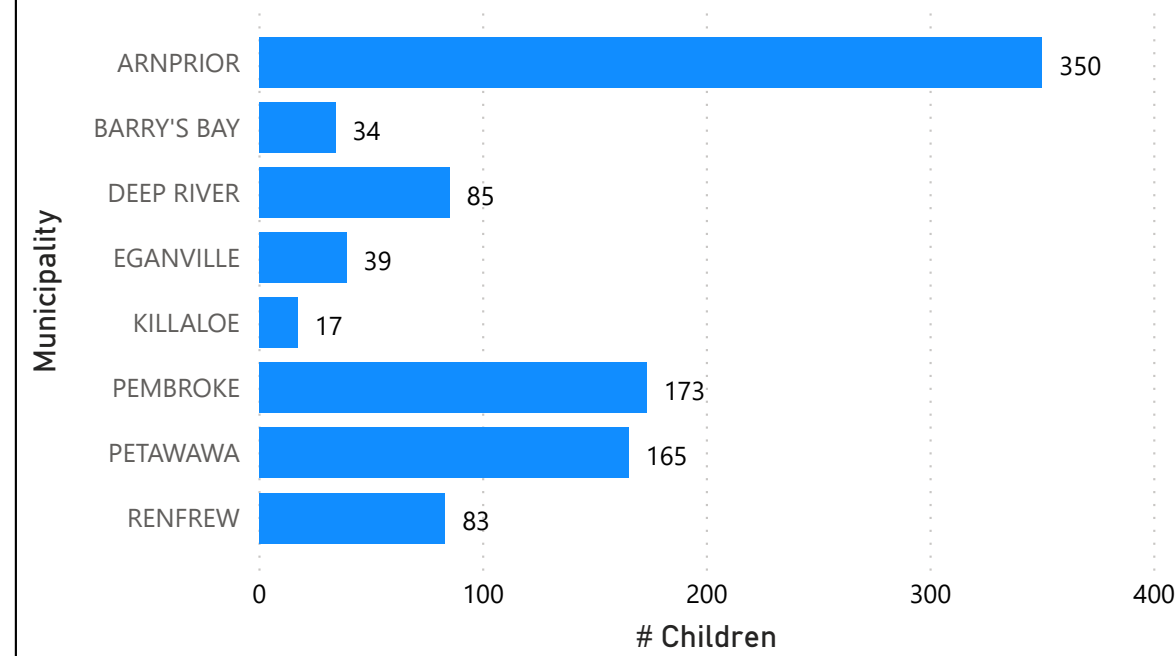
242 children are receiving fee subsidy



Centres opened by municipality



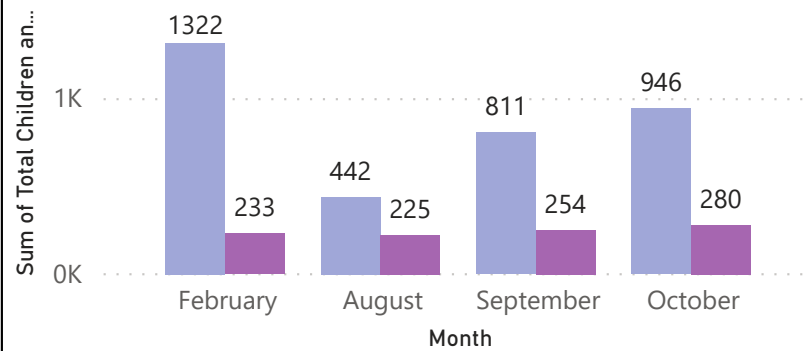
Children attending child care by municipality



Staffing

Sum of Total Children and Total Staff by Month

● Sum of Total Children ● Total Staff



Special Needs

Special Needs Resource

August

170
Active files

53
Receiving Resource Funding

10
Returned to care at this time

September

176
Active files

33
Receiving Resource Funding

25
Returned to care at this time

**With respect to Child Care Operation Pre-COVID (February, 2020),
until October 31st:**

78
% Centres Opened

72
% Children back to Child Care

September 29, 2020.

Dear Judy,

My School age program wanted to let you and your team know how grateful we are for your hard work. We know that with the constant changes it is not easy to keep the daycares up and running. I have loved being back at work and watching the group learn and grow. Your excellent leadership has made all of this possible. I wish you could see the joy on my children's faces. Because you cannot visit at this time, my group has written notes for you and your team. I asked them their thoughts on getting to return to daycare and they took the time to write them down. As you can see, through your hard work and dedication, the children are safe in a loving environment. My group is happy and healthy, and for that I am extremely grateful.

Sincerely,

Bailey Hum

Ministry of Education

Capital and Business Support
Division

315 Front Street West
15th Floor
Toronto ON M7A 0B8

Ministère de l'Éducation

Division du soutien aux
immobilisations et aux affaires

315, rue Front Ouest
15^e étage
Toronto (Ontario) M7A 0B8

2020:B20

Date: October 28, 2020

Memorandum to: Directors of Education
Senior Business Officials
Secretary/Treasurers of School Authorities

From: Didem Proulx
Assistant Deputy Minister of Education
Capital and Business Support Division

Subject: COVID-19 Resilience Infrastructure Stream: Education Related
(CVRIS-EDU) Projects

Recognising that COVID-19 has created new demands for infrastructure investments, a new, time limited COVID-19 Resilience Infrastructure Stream (CVRIS) is being introduced under the Investing in Canada Infrastructure Program (ICIP) to provide up to \$700 million in combined federal-provincial funding for education-related infrastructure projects.

The COVID-19 Resilience Infrastructure Stream – Education Related Projects (CVRIS-EDU) is now open to boards. School boards are invited to put forward proposals for consideration that will protect the health and wellbeing of students, staff and children in schools and co-located child care facilities.

This memorandum provides more details on the CVRIS-EDU and is structured as follows:

1. Project Eligibility
2. Application and Decision Processes
3. Next Steps and Key Contacts

1. PROJECT ELIGIBILITY

This section provides details on the types of facilities eligible under CVRIS-EDU, project activities associated with the eligible facilities, and key criteria that must be met for projects to be considered eligible.

Eligible Facilities

The CVRIS-EDU aims to support retrofits, repairs and upgrades to school board facilities to respond to the COVID-19 pandemic by supporting health and safety. Eligible facilities include:

- Elementary and secondary schools
- Continuing Education Facilities
- Child care centres co-located with school board facilities

While the priority will be given to projects in instructional facilities, school boards can identify eligible projects and opportunities in their overall portfolio.

In determining the potential needs of a co-located child care centre, school boards should consult with local Consolidated Municipal Service Managers or District Social Services Administration Boards (CMSMs/DSSABs).

Eligible Projects

Eligible projects are those where the purpose of the project is to build, modify, repair and/or reconfigure the asset to respond to the COVID-19 pandemic and provide a public benefit. These projects should focus on fixed tangible capital assets intended for public use and/or benefit that fall under one of the following themes:

- promoting occupant health and safety;
- improving facility condition (e.g., optimize air quality and water refilling stations that also improve access to safe drinking water);
- enhancing physical distancing; and
- facilitating distance learning (e.g., network and broadband infrastructure).

The CVRIS-EDU program will not support certain activities – such as purchase and installation of computers and tablets. Please refer to Appendix A for examples of eligible project activities.

Project Criteria

The following criteria must also be satisfied for project expenditures to be considered eligible:

- The project must not be receiving funding under another federal or provincial program.
- Individual projects cannot exceed \$10 million in total eligible costs.
- The project must not have been tendered before the project is approved by the federal government.
- Construction must have commenced by September 30, 2021. However, recognizing that school boards tend to undertake renewal activity in July and August during the summer break, school boards are encouraged to start projects earlier.

- Construction must be substantially complete¹ by December 31, 2021².
- Projects must be in schools that will remain open and operating until January 1, 2027.

To maximize the reach and impact of these investments, school boards are asked to consider and nominate projects across the range of eligible project categories identified in Appendix A.

Note that failure to meet program requirements, including timelines, could constitute project default and ineligibility for funding through this program. School boards would be expected to manage any ineligible costs (e.g., using existing renewal funding), as no additional funding will be made available to offset ineligible costs.

Please see Appendix B for general program requirements.

2. APPLICATION AND DECISION PROCESSES

The ministry will administer the CVRIS-EDU by assessing eligible project proposals from boards, securing approval from the provincial and federal governments, and confirming the final list of approved projects. Please refer to Appendix C for the CVRIS-EDU intake form.

Application deadline: November 18, 2020

Submit form to: Jacqueline.Chan@ontario.ca

School boards are asked to start identifying projects, in collaboration with CMSMs/DSSABs when concerning child care projects, and submit the intake form by or before November 18, 2020. Timelines have been set to reflect the need for federal approvals, as such late applications may not be considered for funding.

Project Assessment Process

The ministry will assess all eligible project proposals before making funding recommendations to the provincial and federal governments. The ministry will use an objective assessment framework including factors such as:

- likelihood of projects being completed within proposed budget and within timelines (projects that can be completed spring/summer 2021 are likely to receive higher preference);
- the broad impact of the project on health and safety of students and staff; and

¹ Substantially completed refers to the period where all significant work (except for deficiency / warrantee work) has been completed and the project/asset can be used for its intended purpose.

² For projects in remote communities, the deadline for substantial completion is December 31, 2022. A Remote Community is defined as a community with a population of less than 10,000 that is not accessible by means of an all-weather road, or a community that is accessible by means of an all-weather road and that is situated more than 161 kilometres by road from the nearest community with a population of more than 10,000 or more than 322 kilometres by road from the nearest community with a population of more than 50,000.

- facility age, condition and utilization.

3. NEXT STEPS & KEY CONTACTS

The ministry will continue to work with education partners to assess additional costs associated with addressing the COVID-19 public health emergency. If you have any questions or require additional information, please contact:

Mehul Mehta, Director
Capital and Business Support Division
(647) 448-3862
Mehul.Mehta@ontario.ca

Hitesh Chopra, Manager
Capital Policy Unit
416-258-3368
Hitesh.Chopra@ontario.ca

Sincerely,

Didem Proulx
Assistant Deputy Minister
Capital and Business Support Division

Attachments:

- Appendix A: Examples of Education-Related Eligible Project Activities
- Appendix B: General Program Requirements
- Appendix C: CVRIS Intake Form for Education Sector

Copy to:

- Facility Managers
- Children's Services Leads, Consolidated Municipal Service Managers and District Social Services Administration Boards

Appendix A: Examples of eligible project activities under the CVRIS-EDU

Promoting Occupant Health and Safety

- Installing fixed hand washing / sanitizing stations to meet needs that cannot be met by current washrooms.
- Installing fixed bottled water refilling stations to compensate for water fountains that have been disabled, or replacing water stations that can support safe, physically distant access to water.
- Safety retrofits and barriers (e.g. room/gym partitions) to reduce social interaction especially for open-concept areas.
- Reducing the number of touch points (e.g. automatic door openers and water faucets).

Improving Facility Condition

- Improving ventilation in buildings and portables, which could include:
 - Renewal and repair of existing heating, ventilation and air-conditioning (HVAC) units;
 - Installing mechanical ventilation in buildings where none currently exist;
 - Installing cooling / air conditioning units; and
 - Window repair or replacement for fresh air intake.
- Retrofitting or replacing (where it is more cost effective to do so) older portables with inadequate ventilation systems.
- Installation of new fixed bottled water filling stations and/or replacement of existing water filling stations.

Enhancing Physical Distancing

- Retrofit projects to support physical distancing and address over-crowding. For example:
 - Retrofitting used/unused classroom space to support physical distancing.
 - Creating cooling centers in schools where air conditioning does not currently exist to allow boards to maximize the use of classroom / non-classroom space (e.g., libraries and cafeterias) to facilitate physical distancing.
 - Installing / replacing moveable room partitions for open areas.
- Creation of separate entrances / exits with appropriate security enhancements, where not already in place, to support physical distancing.
- Creating new playground space to separate groups and promote additional outdoor programming (e.g., childcare or other).

Addressing Child Care Needs in School Facilities

- Retrofitting used/unused classroom space to support expansion of child care spaces.
- Extension of projects like those listed above – such as:

- improvements to ventilation.
- installing new or additional hand-washing stations, and/or washrooms.
- measures that support physical distancing or cohorting for children in child care centres based in school board facilities.
- creating sperate entrances / exits with appropriate security enhancements.
- creating new playground space to separate groups and promote outdoor programming.

Facilitating Distance Learning

- Fixed IT assets to support distance learning, such as network infrastructure, retrofits and upgrades, WIFI access points and broadband.

Appendix B: Program Requirements

Eligible Expenditures

Eligible Expenditures will include the following:

1. All costs direct and necessary for the successful implementation (excluding ineligible costs noted below) of an eligible project and which may include capital costs, design and planning, and costs related to meeting specific program requirements; and
2. Costs will only be eligible as of Project approval.

Ineligible Expenditures

Costs Incurred before a project is approved and any and all expenditures related to contracts signed prior to approval of a project. Ineligible expenditures will include the following:

1. Costs incurred for cancelled projects;
2. Leasing buildings and other facilities; leasing equipment other than equipment directly related to the construction of the project; real estate fees and related costs;
3. Any overhead costs, including salaries and other employment benefits of any employees of the recipient, any direct or indirect operating or administrative costs of recipients, and more specifically any costs related to planning, engineering, architecture, supervision, management and other activities normally carried out by the recipient's staff;
4. Financing charges, legal fees, and loan interest payments, including those related to easements (e.g. surveys);
5. Any goods and services costs which are received through donations or in kind;
6. Provincial sales tax, goods and services tax, or harmonized sales tax for which the recipient is eligible for a rebate, and any other costs eligible for rebates;
7. Costs associated with operating expenses and regularly scheduled maintenance work, except for essential capital equipment purchased at the onset of the construction/acquisition of the main asset and approved; and
8. Cost related to furnishing and non-fixed assets which are not essential for the operation of the asset / project.

Note: Additional details around program stipulations (e.g., audit requirements and communications) will be provided upon project approval.