



RENFREW COUNTY HOUSING CORPORATION

Wednesday, June 15, 2022

A meeting of the Renfrew County Housing Corporation Board of Directors was held on Wednesday, June 15, 2022 at 1:20 p.m. at the County of Renfrew Administration Building, Pembroke, Ontario.

Directors Present: Chair James Brose
Warden Debbie Robinson
Vice-Chair Cathy Regier
Councillor Ed Jacyno
Councillor John Reinwald (attended virtually)

Regrets: Councillor Debbie Grills
Councillor Kim Love

Officers Present: Paul Moreau, Chief Executive Officer

Staff Present: Andrea Patrick, Acting Director of Community Services
Judy Mulvihill, Manager of Child Care and Early Years Services
Amanda Kutchkoskie, Child Care Supervisor
Tina Peplinskie, Media Relations and Social Media Coordinator
Rosalyn Gruntz, Deputy Clerk
Wendy Hill, Administrative Assistant (attended virtually)

Chair Brose called the meeting to order at 1:21 p.m. The roll was called and no pecuniary interests were disclosed.

RESOLUTION NO. RCHC-C-22-06-39

Moved by Councillor Jacyno

Seconded by Councillor Reinwald

THAT the minutes of the Renfrew County Housing Corporation Board of Directors meeting held on May 11, 2022 be adopted. CARRIED.

Ms. Patrick overviewed the Director's Report, attached as Appendix A, and the Addendum Report, attached as Appendix B.

RESOLUTION NO. RCHC-C-22-06-40

Moved by Warden Robinson

Seconded by Councillor Jacyno

THAT the Renfrew County Housing Corporation Board approve the emergency structural repairs as specified by NMR-Engineering at 63 Russell Street, Arnprior, Ontario in the amount of \$210,300 to be funded from the RCHC Building Reserve Fund; AND FURTHER THAT the Community Services Committee be so informed of this decision. CARRIED.

RESOLUTION NO. RCHC-C-22-06-41

Moved by Councillor Regier

Seconded by Councillor Reinwald

THAT the Director's Report attached as Appendix A and Addendum Report attached as Appendix B be approved. CARRIED.

Ms. Patrick overviewed the Manager of Housing and Homelessness Monthly Report, which is attached as Appendix C.

RESOLUTION NO. RCHC-C-22-06-42

Moved by Warden Robinson

Seconded by Councillor Regier

THAT the Manager, Housing and Homelessness Monthly Report attached as Appendix C be approved. CARRIED.

RESOLUTION NO. RCHC-C-22-06-43

Moved by Councillor Jacyno

Seconded by Councillor Regier

THAT this meeting adjourn and the next regular meeting be held on August 10, 2022. Time 1:33 p.m. CARRIED.

COUNTY OF RENFREW
COMMUNITY SERVICES DEPARTMENT
RENFREW COUNTY HOUSING CORPORATION

TO: Renfrew County Housing Corporation Board of Directors
FROM: Laura LePine, Director of Community Services
DATE: June 15, 2022
SUBJECT: Director's Report

INFORMATION

1. Community Housing Capital Projects Update [Strategic Plan Goal #2]

Attached as Appendix I is the Renfrew County Housing Corporation 2021 (Q4) Carry-Over Projects Update as of May 31, 2022.

Attached as Appendix II is the Renfrew County Housing Corporation 2022 Capital Projects Update as of May 31, 2022.

RCHC- 2021(Q4) Carry-Over Projects - Update

Location	Status				Comments
	Work Description	Budget	Quote	Status	
Vimy Family - Townhomes Renfrew	Front Porch replacement - family units				
	Porch areas 1-3		\$158,000	Completed	Completed May 2022
	Porch areas 4-10		\$410,000	work in progress	95% completed ,anticipate 100% in June
Bronx& Reynolds - Pembroke	Window replacement -town houses	\$175,000	\$194,165	Completed	Completed May 2022
260 Elizabeth St. - Pembroke	Window replacement - apartment building	\$200,000	\$172,454	work in progress	98 % completed ,anticipate 100% in June
260 ElizabethA15:F15th St. - Pembroke	Brick repairs		\$48,100	Completed	Completed Jan 2022
425 Nelson - Pembroke	Window and siding replacement	\$66,220	\$52,187	Completed	Completed Feb 2022
435-481 Nelson St - Pembroke	Additional Fencing	\$194,800	\$270,006	Completed	Completed May 2022

RCHC-2022 Capital Projects > \$50K

Appendix II

Location	Work Description	Status			Comments
		Budget	Quote	Status	
425 Nelson Street	Asphalt shingle roof	\$60,000.00		Scope of Work in review	
510 MacKay Street	Patio door replacement	\$50,000.00	\$57,776	Award to Valley Window & Door	Anticipate start date mid June
1030-1106 Lea St - (4) Townhome Blocks	Exterior windows	\$275,000.00	\$214,534	Award to Valley Window & Door	Anticipate start date August
75 Stafford Street	Plumbing fixture replacement (including bathroom vanities)	\$75,000.00			
130-144 Fraser, 135-147 Arnolds, 520-546 Nelson - (6) Townhome Blocks	Siding and soffits	\$170,000.00		Scope of Work in review	
260 Elizabeth Street North	Patio and exterior fire doors	\$150,000.00	\$ 132,112	Award to Valley Window & Door	Anticipate start date mid July
174/178, 202 Massey, 220/350 Arith Blvd - (14) Duplex & (1) Single Fam	Massard roof	\$150,000.00			
	asphlat shingle replacement				
260 Elizabeth Street North	Flat roof replacement	\$250,696.00		RFP (4 locations)- engineering services	
55 Poplar	Flat roof replacement	\$175,000.00		RFP - engineering services	
63 Russell	Flat roof replacement	\$150,000.00		RFP - engineering services	
8 Burwash	Flat roof replacement	\$174,304.05		RFP - engineering services	
204/206-240/242 Cecil St	Furance replacements	\$75,000.00	\$ 69,977	Completed	Contractor completed installations - May 20

ADDENDUM TO RENFREW COUNTY HOUSING CORPORATION REPORT

Prepared by: Laura LePine, Director of Community Services

June 15, 2022

RESOLUTIONS

2. Emergency Structural Repairs – 63 Russell Street, Arnprior [Strategic Plan Goal No. 2]

Recommendation: THAT the Renfrew County Housing Corporation Board approve the emergency structural repairs as specified by NMR-Engineering at 63 Russell Street, Arnprior, Ontario in the amount of \$210,300 to be funded from the RCHC Building Reserve Fund; AND FURTHER THAT the Community Services Committee be so informed of this decision.

Background

The County of Renfrew contacted NMR-Engineering to undertake an emergency structural inspection and condition assessment for localized deficiencies of roof balconies at 63 Russell Street, Arnprior, Ontario.

On April 14, 2022 a site visit and visual inspection was conducted of the defected balconies by a professional engineer and the initial finding was an actual visible balcony deflection. The structural engineer recommended emergency shoring and safety mitigation measures (including restricted access to balconies) to be undertaken before a further detailed inspection.

On April 20, 2022 a subsequent site visit was conducted along with the contractor Demers Masonry, to remove the gravel, insulation and waterproofing of the balcony joint with roof slab. By accessing the top deck concrete, a wide crack on the top roof cantilever was observed. The Crack Depth Measuring machine indicated a 91mm to 104mm deep crack. NMR-Engineering recommended applying the same precautions to all the other roof balconies due to the same nature and age of construction. The contractor responded immediately and implemented all safety precautions as per the structural engineer's recommendation. The structural engineer has since provided a detailed structural report that defines the mitigation measures. As of June 8, 2022, each balcony is temporarily supported by shoring from the ground to the cantilevered roof. The tenants do not have

access to their balconies, and the grounds in the immediate vicinity are isolated by construction fencing.

Financial Implications

The estimated cost to finish the repairs as per the structural engineer report is approximately \$150,000. The quote received from Demers Masonry of \$150,900 is a fair market. A breakdown of the estimate as per invoices and quotations is as follows:

NMR Engineering:

Emergency response (completed to date)	\$6,400
Estimated cost for inspection on remaining work	\$6,400
Total Engineering Services	\$12,800

Demers Masonry:

Emergency response (completed to date)	\$46,600
Estimated cost to complete the work	\$150,900
Total Construction Costs	\$197,500

Total Cost for the Emergency Structural Repairs \$210,300.00

*All amounts exclude applicable taxes

The cost of this emergency work is not covered under any budget. Due to the immediate response by the structural engineer and contractor and the urgent attention to complete the permanent repairs as quickly as possible, staff is seeking \$210,300 from the RCHC Building Reserve Fund.

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

TO: Renfrew County Housing Corporation Board of Directors

FROM: Jennifer Dombroskie, Manager of Housing and Homelessness

DATE: June 15, 2022

SUBJECT: Monthly Report

INFORMATION

1. Canada-Ontario Housing Benefit (COHB) [Strategic Plan Goal #1b]

The Canada-Ontario Housing Benefit provides a direct, monthly benefit payment to eligible households to help pay their rent. The benefit is portable, meaning that the recipient can move anywhere in Ontario and continue to qualify. Eligibility is based on household income and average market rent rates. To qualify, households must be on or eligible to be on the social housing waitlist. Under the current agreement between Ontario and Canada, the program duration is 9 years and started during 2020.

There was a 6-week delay by the Ministry of Municipal Affairs and Housing (MMAH) regarding the start of the 2022-2023 COHB application intake. Once cleared by MMAH to start processing applications, staff reached out to eligible recipients who were on our waitlist starting mid-May 2022. The application process is underway and we expect the program to be fully subscribed to during the month of June 2022.

Annual Allocations

Year	Total Allocation	Number of Recipients
2020-2021	\$204,099	115
2021-2022	\$63,332	17
2022-2023	\$331,900	84 to 112 estimated

Attached as Appendix RCHC-I is the Estimated Take-up of 2022-23 Annual Planning Allocations for the Canada-Ontario Housing Benefit

2. **Affordable Housing Community Meeting [Strategic Plan Goal #3]**

The Manager of Housing and Homelessness was invited to attend a community meeting at the Lions Club in Killaloe to discuss affordable housing on May 25, 2022. Approximately 60 people were present from at least 5 municipalities across Renfrew County. Ideas and questions about affordable housing models were discussed and at the conclusion of the meeting several people volunteered to be on a steering committee for this cause.

Estimated Take-up of 2022-23 Annual Planning Allocations

Canada-Ontario Housing Benefit (COHB) program

Region	Service Manager	Average monthly PHB	2022-23 Annual Planning Allocation	Estimated number of new applications that can be submitted, pending available funding (providing 1st-last may reduce these estimates)
Toronto	City of Toronto	\$ 759	\$ 12,253,300	Between 1054 and 1346 new applications
Central	City of Hamilton	\$ 377	\$ 1,872,000	Between 317 and 414 new applications
Central	County of Simcoe	\$ 488	\$ 1,532,500	Between 203 and 262 new applications
Central	District Municipality of Muskoka	\$ 334	\$ 227,900	Between 44 and 57 new applications
Central	Regional Municipality of Durham	\$ 573	\$ 1,845,800	Between 209 and 269 new applications
Central	Regional Municipality of Halton	\$ 877	\$ 1,387,800	Between 104 and 132 new applications
Central	Regional Municipality of Niagara	\$ 345	\$ 1,528,400	Between 282 and 370 new applications
Central	Regional Municipality of Peel	\$ 608	\$ 4,023,700	Between 430 and 552 new applications
Central	Regional Municipality of York	\$ 647	\$ 3,035,300	Between 305 and 392 new applications
East	City of Cornwall	\$ 279	\$ 374,700	Between 85 and 112 new applications
East	City of Kawartha Lakes	\$ 381	\$ 330,000	Between 56 and 73 new applications
East	City of Kingston	\$ 342	\$ 558,500	Between 104 and 137 new applications
East	City of Ottawa	\$ 586	\$ 3,089,500	Between 342 and 440 new applications
East	City of Peterborough	\$ 316	\$ 496,800	Between 100 and 132 new applications
East	County of Hastings	\$ 378	\$ 498,200	Between 85 and 110 new applications
East	County of Lanark	\$ 225	\$ 218,100	Between 61 and 81 new applications
East	County of Lennox and Addington	\$ 369	\$ 217,000	Between 38 and 50 new applications
East	County of Northumberland	\$ 493	\$ 283,200	Between 38 and 48 new applications
East	County of Renfrew	\$ 249	\$ 331,900	Between 84 and 112 new applications
East	UC of Leeds and Grenville	\$ 309	\$ 329,300	Between 68 and 89 new applications
East	UC of Prescott and Russell	\$ 230	\$ 260,000	Between 71 and 95 new applications
West	City of Brantford	\$ 479	\$ 447,600	Between 61 and 78 new applications
West	City of London	\$ 522	\$ 1,594,400	Between 198 and 255 new applications
West	City of St. Thomas	\$ 354	\$ 265,900	Between 48 and 63 new applications
West	City of Stratford	\$ 540	\$ 196,600	Between 24 and 31 new applications
West	City of Windsor	\$ 304	\$ 1,228,600	Between 256 and 337 new applications
West	County of Bruce	\$ 293	\$ 192,500	Between 42 and 55 new applications
West	County of Dufferin	\$ 625	\$ 169,800	Between 18 and 23 new applications
West	County of Grey	\$ 217	\$ 293,800	Between 84 and 114 new applications
West	County of Huron	\$ 283	\$ 149,200	Between 34 and 44 new applications
West	County of Lambton	\$ 361	\$ 417,800	Between 74 and 97 new applications
West	County of Norfolk	\$ 287	\$ 297,500	Between 66 and 87 new applications
West	County of Oxford	\$ 447	\$ 306,500	Between 45 and 58 new applications
West	County of Wellington	\$ 621	\$ 616,900	Between 65 and 83 new applications

West	Municipality of Chatham-Kent	\$	348	\$ 321,300	Between 59 and 77 new applications
West	Regional Municipality of Waterloo	\$	613	\$ 1,577,200	Between 168 and 215 new applications
Northeast	Algoma DSSAB	\$	233	\$ 146,200	Between 40 and 53 new applications
Northeast	City of Greater Sudbury	\$	256	\$ 561,200	Between 138 and 183 new applications
Northeast	Cochrane DSSAB	\$	264	\$ 262,500	Between 63 and 83 new applications
Northeast	Manitoulin-Sudbury DSSAB	\$	290	\$ 114,700	Between 25 and 33 new applications
Northeast	Nipissing DSSAB	\$	263	\$ 317,700	Between 76 and 101 new applications
Northeast	Parry Sound DSSAB	\$	392	\$ 180,600	Between 30 and 39 new applications
Northeast	Sault Ste. Marie DSSAB	\$	303	\$ 250,700	Between 53 and 69 new applications
Northeast	Timiskaming DSSAB	\$	317	\$ 133,000	Between 27 and 35 new applications
Northwest	Kenora DSSAB	\$	593	\$ 148,800	Between 17 and 21 new applications
Northwest	Rainy River DSSAB	\$	391	\$ 55,900	Between 10 and 12 new applications
Northwest	Thunder Bay DSSAB	\$	364	\$ 502,400	Between 88 and 115 new applications
TOTAL			\$ 45,443,200 Between 5,889 and 7,634 new applications		

Based on ONT-TAXS report of Sat Apr 09, 2022

Average monthly PHB = average monthly payment to new COHB households (TG 4+) originating from SM with status of "Eligible".