



## RENFREW COUNTY HOUSING CORPORATION

Wednesday, June 15, 2022

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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)

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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**

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

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**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 ElizabeA15: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)<br>Townhome Blocks                                       | Exterior windows  | \$275,000.00 | \$214,534  | Award to Valley Window & Door             | Anticipate start date August                |
|   |   |              |            |   |   |
|   |   |              |            |   |   |
| 75 Stafford Street  | Plumbing fixture replacement<br>(including bathroom vanities) | \$75,000.00  |            |   |   |
|   |   |              |            |   |   |
|   |   |              |            |   |   |
| 130-144 Fraser,<br>135-147 Arnolds,<br>520-546 Nelson<br>- (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,<br>220/350 Arith Blvd<br>- (14) Duplex<br>& (1) Single Fam | Massard roof<br>asphlat shingle replacement                   | \$150,000.00 |            |   |   |
|   |   |              |            |   |   |
|   |   |              |            |   |   |
| 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

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**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         |
| <b>Total Engineering Services</b>               | <b>\$12,800</b> |

**Demers Masonry:**

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

**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**

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**TO:** Renfrew County Housing Corporation Board of Directors  
**FROM:** Jennifer Dombroskie, Manager of Housing and Homelessness  
**DATE:** June 15, 2022  
**SUBJECT:** Monthly Report

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**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<br>(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             |
| <b>TOTAL</b> |                                   |    |     | <b>\$ 45,443,200</b> | <b>Between 5,889 and 7,634 new applications</b> |

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".