



RENFREW COUNTY HOUSING CORPORATION

Wednesday, August 16, 2023

A meeting of the Renfrew County Housing Corporation Board of Directors was held on Wednesday, August 16, 2023 at 1:00 p.m. at the County of Renfrew Administration Building, Pembroke, Ontario.

Directors Present: Chair Anne Giardini
 Warden Peter Emon
 Vice-Chair Debbi Grills
 Councillor David Mayville
 Councillor Neil Nicholson
 Councillor Gary Serviss

Regrets: Councillor Ed Jacyno (City of Pembroke)

Officers Present: Craig Kelley, Chief Executive Officer
 Laura LePine, Chief Operating Officer

Staff Present: Jason Davis, Director of Development and Property
 Jennifer Dombroskie, Manager of Housing and Homelessness
 Margo Smith, Manager of Child Care and Early Years Services
 Andrea Patrick, Manager of Ontario Works
 Tina Peplinskie, Media Relations and Social Media Coordinator
 Rosalyn Gruntz, Deputy Clerk
 Gwen Dombroski, Incoming Deputy Clerk/Executive Assistant
 Wendy Hill, Administrative Assistant III

Chair Giardini called the meeting to order at 1:00 p.m.

Chair Giardini recited the land acknowledgement, identifying that the meeting was being held on the traditional territory of the Algonquin People.

The roll was called and no pecuniary interests were disclosed.

RESOLUTION NO. RCHC-C-23-08-31

Moved by Councillor Grills

Seconded by Councillor Nicholson

THAT the minutes of the Renfrew County Housing Corporation Board of Directors meeting held on June 14, 2023 be adopted. CARRIED.

Ms. LePine overviewed the Director's Report, which is attached as Appendix A.

RESOLUTION NO. RCHC-C-23-08-32

Moved by Councillor Nicholson

Seconded by Councillor Serviss

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

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

RESOLUTION NO. RCHC-C-23-08-33

Moved by Warden Emon

Seconded by Councillor Grills

THAT the Renfrew County Housing Corporation Board of Directors approve staff to commence a strategic housing and homelessness plan that will provide objectives for the next ten (10) years in the following key areas:

- the maintenance and revitalization of Renfrew County Housing Corporation (RCHC) stock
- continued support to maintain the viability of non-profit housing stock
- develop additional affordable housing units - through the consultation of a consultant to identify the number of additional affordable housing units to strive towards new construction or the conversion of non-residential buildings into residential units
- funding plans that will increase private market rent affordability through rent allowance (set monthly rate) and rent supplement (rent-geared-to-income subsidy) programs
- community partner engagement to ensure that homelessness prevention programs meet community needs, working to ensure clients with needs have wraparound services
- supportive housing services within the RCHC portfolio for tenants that require additional supports to continue living independently. CARRIED.

RESOLUTION NO. RCHC-C-23-08-34

Moved by Councillor Grills

Seconded by Warden Emon

THAT the Renfrew County Housing Corporation Board of Directors approve a 2.5% increase to the maximum rents of all units effective January 1, 2024. CARRIED.

RESOLUTION NO. RCHC-C-23-08-35

Moved by Councillor Mayville

Seconded by Warden Emon

THAT the Renfrew County Housing Corporation Board of Directors approve an increase to rent in the amount of \$10.00 per month above the annual rent increase guideline for all units within the Renfrew County Housing Corporation portfolio except for units at the following locations: Albert St. Arnprior, Burwash St. Arnprior, Russell St. Arnprior, Francis St. Renfrew, McLean St. Renfrew, George Ave. Renfrew, Allan Ave. Renfrew, and Archibald Ave. Renfrew (the referred to Renfrew addresses are also known as Moran Heights). CARRIED.

RESOLUTION NO. RCHC-C-23-08-36

Moved by Councillor Mayville

Seconded by Councillor Serviss

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

NEW BUSINESS

Director Davis provided an update on the multi-unit affordable and supportive housing complex new build at 1030 Lea Steet, noting that site preparation and construction started in May and that progress continues as the building's footings, frost walls and slab are completed and the framing has started.

A Zensity webpage has been created for the project, featuring construction updates, providing the viewer with a description of the project along with progress images.

RESOLUTION NO. RCHC-C-23-08-37

Moved by Councillor Grills

Seconded by Councillor Serviss

BE IT RESOLVED THAT the Renfrew County Housing Corporation Board of Directors move into a closed meeting pursuant to Section 239 of the *Municipal Act, 2001*, as amended for the purpose of a proposed or pending acquisition or disposition of land. Time – 2:14 p.m. CARRIED.

RESOLUTION NO. RCHC-C-23-08-38

Moved by Warden Emon

Seconded by Councillor Grills

THAT this meeting resume as an open meeting. Time – 2:37 p.m. CARRIED.

RESOLUTION NO. RCHC-C-23-08-39

Moved by Warden Emon

Seconded by Councillor Nicholson

That the Renfrew County Housing Corporation (RCHC) Board of Directors directs staff to review opportunities with Housing Providers on the use of County of Renfrew and Renfrew County Housing Corporation owned lands and bring back to Committee for updates and considerations. CARRIED.

RESOLUTION NO. RCHC-C-23-08-40

Moved by Councillor Serviss

Seconded by Councillor Grills

THAT this meeting adjourn and the next regular meeting be held on September 13, 2023. Time 2:39 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: August 16, 2023
SUBJECT: Director's Report

INFORMATION

1. **Community Housing Capital Projects Update**

Attached as Appendix I is the Renfrew County Housing Corporation 2023 Capital Projects Update as of July 31, 2023.

RCHC-2023 Capital Projects > \$50K

Appendix I

Location	Work Description	Status			Comments
		Budget	Quote	Status	
75 Stafford - Barry' s Bay	Plumbing fixture replacement (including bathroom vanities)	\$75,000.00		Work Started - No contract	
				Majority of work being done in house	
				80 % complete	Anticipate completion in Oct. - Q4 2023
174/178, 202 Massey, 220/350 Arith Blvd - (14) Duplex Renfrew	Massard roof	\$150,000.00	\$149,500.00		
	asphlat shingle replacement			In construction	Anticipate completion in Sept. - Q3 2023
260 Elizabeth -Pembroke	Flat roof replacement	\$250,696.00	\$242,699.00	100% complete	Project completed in July
55 Poplar - Deep River	Flat roof replacement	\$175,000.00	\$170,567.00	In construction	Anticipate completion in Sept. - Q3 2023
8 Burwash -Arnprior	Flat roof replacement	\$174,304.00	\$244,014.00	100% complete	Project completed in June
Lea St - (6) Townhome Blocks - Pembroke	B30 - Roofing	\$290,000.00			
		(COCHI)			
		\$121,845.00			
		total \$411,845.00	\$349,000.00	Awarded to Norlock	Work to commence - Sept .
Lea St - (2) Townhome Blocks - Pembroke					
75 Stafford Street - Barry's Bay	B2020 - Exterior Windows	\$125,000.00	\$100,564.00	100% complete	Project completed in July
260 Elizabeth Street North - Pembroke	D4010 - Sprinklers	\$50,000.00		In Design	Tender in Sept.
260 Elizabeth Street North - Pembroke	A20 - Basement Construction	\$100,000.00		In Review	
Frank Dench St - (13) Renfrew	Electrical Upgrades	\$50,000.00		In Design	Tender in Sept.
41 Vimy - Renfrew	Cofferdam Installation	\$150,000.00		In Review with Consultant	
26 Spruce - Arnprior	Front steps	\$50,000.00	\$50,600.00	100% complete	Project completed in July
202 Cecil - Pembroke	New duplex	\$545,471.00	\$495,000.00	In Progress	Work commenced late July
44 Lorne Street - Renfrew	Extension to Garage	\$50,000.00		In Design	Tender in Sept.
Nelson St - (6) Townhome - Pembroke	B30 - Roofing	\$120,000.00		In Review	

**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: August 16, 2023

SUBJECT: Monthly Report

INFORMATION

1. Annual General Report

Attached as Appendix RCHC-I is the 2022 Annual General Report for Renfrew County Housing Corporation.

2. Treasurer's Report

Attached as Appendix RCHC-II is the June 30, 2023 Treasurer's Report for the Renfrew County Housing Corporation.

3. Community Watch Program at 260 Elizabeth Street, Pembroke

260 Elizabeth Street located in the City of Pembroke has 60 units. During February 2023 the Renfrew County Housing Corporation Board was informed of a strategy to improve security and property protection at this building. Pro-Tec 5 was hired during January 2023 to provide daily security guard and monitoring services, which has reduced serious occurrences and property damages. The Ontario Provincial Police along with other local community support agencies and the Renfrew County Housing Corporation staff have also provided essential services to help with the overall goal of providing safe and affordable housing. Tenant engagement and participation has been an invaluable part in transforming the residency experience at this apartment.

On July 12, 2023, more than a dozen tenants and several Renfrew County Housing Corporation staff met with Community Watch Program representatives from the City of Pembroke. Pembroke's Mayor Ron Gervais and Deputy Mayor Brian Abdallah presented information about the benefits of the Community Watch Program as well as guidance on how to establish a Community Watch zone within the 260 Elizabeth Street community. The tenants in attendance were in favour of the program, several were interested in helping, and a community captain volunteered. Within two weeks the captain confirmed that the required 51% of community agreement was exceeded.

Attached as Appendix RCHC-III is the information sheet that was shared with tenants describing the details and benefits of the program. 260 Elizabeth Street will officially become a Community Watch Zone once the request is presented to the Pembroke Police Services Board.

4. **2023 Second Quarter (April to June) Community Housing Registry Waitlist**

	New Applications	Cumulative Applications	Total Applicants	Transfer Applications	Special Priority Applicants
Senior	0	65	80	17	0
Adult	112	873	916	34	8
Family	61	485	773	36	54
Totals	173	1423	*1769	87	62

***Total Applicants-Bedroom Request**

Bedroom Size Requested	Senior	Adult	Family	Dependents
1	76	871	0	0
2	4	40	324	184
3	0	4	245	321
4	0	1	128	241
5	0	0	76	789
Totals	80	916	773	935

5. **2023 Second Quarter (April to June) Move Ins, Move Outs, and Internal Transfers Comparison**

	Move Outs	Move Ins	Internal Transfers
Pembroke & Area	12	7	2
Renfrew	3	4	1
Arnprior	7	7	4

6. **2023 Second Quarter (April to June) Landlord and Tenant Board Notices and Applications**

	Arnprior	Renfrew	Pembroke & Area
N4-Notice to Terminate Tenancy Early for Non-Payment of Rent	82	85	251
N5-Notice to Terminate Tenancy Early	4	2	2
N6-Notice to End Tenancy for Illegal Acts or Misrepresenting Income in a Rent-Geared-To-Income Unit	1	0	1
L1-Application to Evict a Tenant for Non-payment of Rent and to Collect Rent	2	5	2
L2-Application to End a Tenancy and Evict a Tenant or Collect Money	2	2	1

7. **2023 Second Quarter (April to June) Homelessness Prevention Program (HPP)**

Budget Summary (April 1, 2023 to March 31, 2024)

Capital Component	\$1,000,000
Strong Communities Rent Supplement Program	\$200,000
Emergency Minor Home Repairs Program	\$200,000
Rent Allowance Program	\$845,000
Homelessness Prevention Program (Emergency Assistance)	\$845,740
Additional Supports for Chronic Homelessness and Food Security	\$300,000
5% Program Administration Fees	\$178,460
Total Budget	\$3,569,200

Strong Communities Rent Supplement Program

This program provides monthly rent-geared-to-income subsidies within approved private market rental units.

Number of ongoing subsidies: 21

Second Quarter Expenditure: \$33, 588

*Actively seeking additional units

Emergency Minor Home Repairs

This program helps low-income homeowners stay safely housed within their home by covering essential minor home repairs up to \$7,500.

Number of Applications Approved-Second Quarter: 4

Second Quarter Expenditure: \$19,335.25

*As of August 1, 2023 – 3 additional repairs plus 4 pending repair starts

Rent Allowance Program

This program provides a monthly rent allowance of \$300 for households without children and \$400 for households with children.

Average of ongoing allowances: without children 110; households with children 48

Second Quarter Expenditure: \$138,300

*Onboarding of additional recipients via the chronological waitlist is underway

Homelessness Prevention Program (Emergency Assistance)

This program provides emergency financial assistance to help maintain housing and to help with emergency expenses related to homelessness. Eligible expenses may include temporary hotel/motel stay, rent arrears, rent deposits, utility arrears, transportation, or other extraordinary expenses. Maximum eligibility is \$1,500 for households without children and \$2,000 for households with children.

Number of Applications Approved – Second Quarter: 365

Second Quarter Expenditure: \$253,933.08

*Budget fully utilized/over quarterly target

8. 2023 Second Quarter (April to June) Renfrew County Housing Corporation Rent Arrears

Attached as Appendix RCHC-IV is the Arrears Report.

Attached as Appendix RCHC-V is the Comparison Arrears Report.

RESOLUTIONS

9. Strategic Housing and Homelessness Plan

Recommendation: THAT the Renfrew County Housing Corporation Board of Directors approve staff to commence a strategic housing and homelessness plan that will provide objectives for the next ten (10) years in the following key areas:

- the maintenance and revitalization of Renfrew County Housing Corporation (RCHC) stock
- continued support to maintain the viability of non-profit housing stock
- fostering the development of additional affordable housing (new construction or the conversion of non-residential buildings into residential units)
- funding plans that will increase private market rent affordability through rent allowance (set monthly rate) and rent supplement (rent-gear-to-income subsidy) programs
- community partner engagement to ensure that homelessness prevention programs meet community needs
- supportive housing services within the RCHC portfolio for tenants that require additional supports to continue living independently

Background

Section 6 of the Housing Services Act requires services managers to write a plan to address housing and homelessness for at least ten (10) years. The initial plan was adopted during 2013, with an update during 2019 and an addendum to address the COVID-19 pandemic and senior's housing strategy during 2021. It is anticipated that the new plan will take upwards of six months to complete, and it is recommended that as in previous years that an external party be hired to help author and coordinate the necessary community and staff engagement to develop the plan. The new housing and homelessness plan will be an important tool for setting a vision and clear objectives to guide decisions regarding future budgets and investment plans.

10. Annual Rent Increase Guideline for 2024

Recommendation: THAT the Renfrew County Housing Corporation Board of Directors approve a 2.5% increase to the maximum rents of all units effective January 1, 2024.

Background

In accordance with the Residential Tenancies Act, Ontario has set the maximum rent increase for 2024 at 2.5%. The rent increase guideline is the maximum amount a landlord can increase rent for most tenants without the approval of the Landlord and Tenant Board. Section 116 of the Residential Tenancies Act prescribes that landlords must provide tenants at least 90 days written notice of the landlord's intention to increase rent. Once the Board of Directors approves this recommendation, Renfrew County Housing Corporation tenants will be provided with a letter to meet the 90-day notice requirement.

11. Rent Increase in Addition to Guideline Amounts

Recommendation: THAT the Renfrew County Housing Corporation Board of Directors approve an increase to rent in the amount of \$10.00 per month above the annual rent increase guideline for all units within the Renfrew County Housing Corporation portfolio except for units at the following locations: Albert St. Arnprior, Burwash St. Arnprior, Russell St. Arnprior, Francis St. Renfrew, McLean St. Renfrew, George Ave. Renfrew, Allan Ave. Renfrew, and Archibald Ave. Renfrew (the referred to Renfrew addresses are also known as Moran Heights).

Background

There is a variance in maximum rent charges for units of similar bedroom count across the Renfrew County Housing Corporation portfolio. The reason for this is because prior to Renfrew County Housing Corporation (RCHC) being established on January 1, 2001, the properties that are now within the RCHC portfolio were previously operated by several different housing corporations that initially set differing rent amounts. When RCHC assumed operation of the consolidated portfolio the previously set rent amounts were retained and increased overtime per prescribed rent guidelines.

Resolution RCHC-C-18-09-37 was proposed by staff at the September 2018 board meeting to address the significant variance of rent amounts charged for apartment (1-bedroom) units across the portfolio, as the rent amounts in the rural areas including Deep River, Cobden, Eganville, Beachburg, Barry's Bay, and Palmer Rapids had significantly lower rents compared to Arnprior, Renfrew, and Pembroke. The resolution directed that rent at the rural apartments be increased by \$10.00 per month more, on top of the rent increase guideline amount and this decision was in effect for five years starting 2019 and ending 2023.

The ability to increase rent above the guideline amount is provided to Service Managers under the following legislation:

- Although Section 120 of the Residential Tenancies Act states that a landlord may not increase rent more than the guideline amount (there are exceptions that require an application to the Landlord and Tenant Board), Section 7 of the Act forgoes this rule if the rental unit is within a designated housing project as defined by the Housing Services Act that is owned, operated or managed by a service manager or local housing corporation.
- Section 40 of the Housing Services Act prescribes that rent-geared-to-income eligibility be provided for households with income that is not greater than the household income limit (HIL). Household Income Limits are stated within Regulation 370/11 of this Act. Service managers are required to set rent-geared-to income maximum rents that do not exceed the maximum HIL rents.

An assessment of rent subsidies at the beginning of August 2023 projects that 104 tenants may be impacted by the rent increases as these tenants are currently not eligible for a rent-geared-to-income subsidy and are paying maximum rent. The

following chart provides a current breakdown of maximum rent tenancies by bedroom size.

Bedroom Size	Number of Tenants
1	48
2	17
3	25
4	10
5	2
Total Maximum Rent Tenants (August 2023)	104

Appendix RCHC-VI provides a summary and comparison of maximum rent charges for the last several years and the recommended maximum rent amounts for 2024. The maximum rent amounts for 2024 will apply to ongoing tenants who are not eligible for a rent-geared-to income subsidy on or after January 1, 2024. The bottom of the chart provides a summary of the maximum HIL rent amounts. Existing tenants with household changes that require a new lease and do not qualify for a rent-geared-to-income subsidy will be charged the maximum HIL rent. It is recommended that staff evaluate the rent amounts annually and propose incremental increases to the board until all maximum rent amounts are equivalent or near equivalent to the HIL maximum rents.

Annual General Meeting Report for 2022



Renfrew County Housing Corporation (RCHC)



August 16, 2023

TABLE OF CONTENTS

Message from the Manager of Housing and Homelessness	3
Introduction	4
Board of Directors - 2022	5
Organizational Chart	6
Housing Registry	7
Centralized Waitlist	8
Property Management Report	10
Canada-Ontario Community Housing Initiative (COCHI) & Ontario Priorities Housing Initiative (OPHI)	11
RCHC Property Portfolio	12
Rent Programs	13
Homelessness Prevention Programs	15
Homelessness Enumeration and Supports	16

Message from the Manager of Housing and Homelessness

August 16, 2023

Respectfully, Renfrew County Housing Corporation acknowledges that we are on the traditional territory of the Algonquin People and are grateful to the First Nations for their rich history and teachings, care of the land, and many continued displays of friendship.

The Renfrew County Housing Corporation is about people, community, and safe, affordable housing. Moreover, we help in providing a place to call home. It is my pleasure to present the Renfrew County Housing Corporation (RCHC) Annual General Report for 2022, highlighting our portfolio and accomplishments.

In reflection, the work of 2022 may be summarized with three words, “a year of transition”. A new board of directors was established following the 2022 Ontario Municipal Elections, new practices were forged under a revised staffing and service delivery model, projects that were delayed because of the COVID-19 pandemic resumed, and discussions about setting a new vision for the development and revitalization of community housing programs and housing stock began.

For the first time since the inception of Renfrew County Housing Corporation, two projects commenced to add additional housing units to the portfolio: the demolition and conversion of a single-family home into a duplex and the construction of an eight-unit affordable housing complex. The combined new construction projects will result in 9 additional affordable housing units within the City of Pembroke.

During 2022 staff reviewed data from the last Building Condition Assessments (BCAs) of 2018, compared this to current property observations, and concluded that a robust housing revitalization plan would be prudent in securing the continued viability of rent-geared-to-income real estate. Preliminary conversations and assessments resulted in two actions: financial planning for new BCAs within the 2023 budget and an application to the Canada Mortgage and Housing Corporation that resulted in an early 2023 approval of \$5,000,000 from the National Housing Co-Investment Fund to be used for the repair of RCHC housing (a multi-year 30% contribution on annually budgeted projects).

Renfrew County Housing Corporation is positioned well to continue to transform and evolve. During 2023 we will begin to chart the course for a strategic vision and new 10-year housing and homelessness plan that will address housing stock viability, affordable housing, the development of additional units, and community engagement to ensure that program designs meet community needs.

With sincere gratitude I would like to acknowledge the dedication and excellent work of our staff who year-over-year continue to approach our services with pride, care, and innovation. On behalf of the RCHC staff, I would also like to acknowledge and thank the prior and current RCHC Board of Directors, as well as Director of Community Services Laura LePine, the Director of Development Jason Davis, and Chief Administrative Officer Craig Kelley, for their guidance and leadership throughout 2022.

Jennifer Dombroskie
Manager of Housing and Homelessness
Renfrew County Housing Corporation

Introduction

The RCHC was established on January 1st, 2001, to manage rent-geared-to-income housing in the County of Renfrew for low to moderate-income households. The Corporation also manages the Rent Supplement Program, which is a successful partnership with private landlords in our communities throughout the County of Renfrew. In addition to administrating and managing the rent-geared-to-income housing program, and as directed by the Service Manager, RCHC also assists with the overall monitoring and implementation of housing and homelessness programs as outlined within this report.

The RCHC property portfolio consists of:

594	Units located in 19 apartment buildings (Pembroke, Renfrew, Arnprior, Cobden, Beachburg, Eganville, Barry's Bay, Palmer Rapids, Deep River)
57	Single family units (Pembroke, Renfrew, Arnprior)
152	Family duplex units (Pembroke, Renfrew, Arnprior)
217	Family row housing units (Pembroke, Renfrew, Arnprior)
1020	Total

RCHC assumed sole shareholder responsibilities of the Ottawaska Housing Corporation, consisting of 57 units of 1-, 2- and 3-bedroom homes during 2017.

In 2018, the RCHC Board of Directors received a request from Opeongo Non-Profit Community Residential Inc. to absorb the assets, liabilities, and operations of their units. The final transfer of ownership closed on December 31, 2020. The units transferred to RCHC, referred to as the "Vimy Family Units", consist of 42 units of 2- and 3-bedrooms homes.

During May 2021, the Board of Directors and County Council approved changes to RCHC property management model by partnering with and leveraging the expertise of the Development and Property Department. This change improved the organization of building maintenance and asset planning/management.

May 2021 also marked the beginning of a partnership between the County of Renfrew and the Canadian Alliance to End Homelessness through the Built for Zero initiative. The goal of this initiative is to end chronic homelessness. Local partners of the Built for Zero Renfrew County initiative include The Grind, Safe Shelter for Youth, Mental Health Services of Renfrew County, and the Community Services Department.

A new staffing model was implemented during the summer of 2022, transforming service delivery for ongoing tenancies and new applicants. Administrative positions were restructured from eight positions within two wage groups to two positions within two wage groups. The new positions are Community Housing Representative (reception and general administration) and Community Housing Caseworker (caseloads specific to programs, properties and intake). The new model has reduced 'red tape' for accessing services and has aligned RCHC with the Community Services Department housing stability and life stabilization focus.

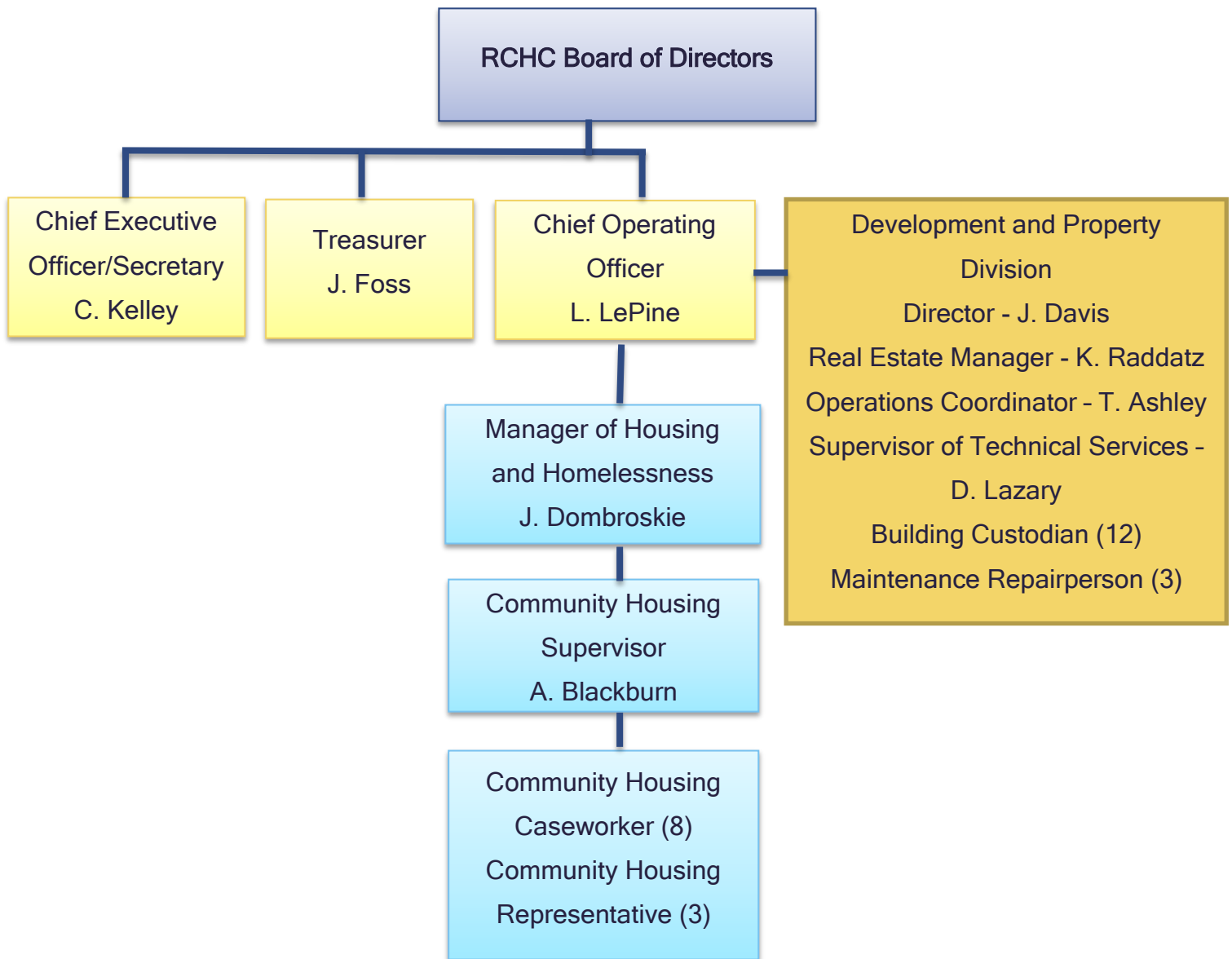
Board of Directors - 2022

The Board is responsible for directing the overall operations of the organization. Board members include are appointed by County Council and include members of the Community Services Committee, the Director of Community Services, the Director of Corporate Services, and the Chief Administrative Officer.

Director's Name	Area of Representation
James Brose, Chair	Township of North Algona Wilberforce
Cathy Regier, Vice-Chair	Township of Whitewater Region
Debbie Robinson, Warden	Township of Laurentian Valley
Debbie Grills	Township of Head, Clara and Maria
Kim Love	Township of Madawaska Valley
John Reinwald	Town of Laurentian Hills
Ed Jacyno	City of Pembroke Representative

Paul Moreau / Craig Kelley	Chief Executive Officer/Secretary
Laura LePine	Chief Operating Officer
Jeffrey Foss	Treasurer

Organizational Chart



Housing Registry

The goal of the Housing Registry is to provide equitable access to rent-geared-to-income (RGI) opportunities in the County of Renfrew. The Registry receives applications for those seeking housing with Renfrew County Housing Corporation, private market RGI (rent supplement), and RGI housing through local non-profit housing providers (Killaloe & District Housing, Petawawa Housing Corporation, St. Joseph's Housing Corporation, Kinsmen Court, and Baskin Place).

The Objectives of the Registry are:

1. Centralized Wait List Database – chronological record of applications.
2. Record management – documentation to support refusals, requests, arrears, vacancies and offers.
3. Rule consistency and policy transparency.
4. Confidentiality.
5. Data collection about housing needs and requests.

RENTCafé

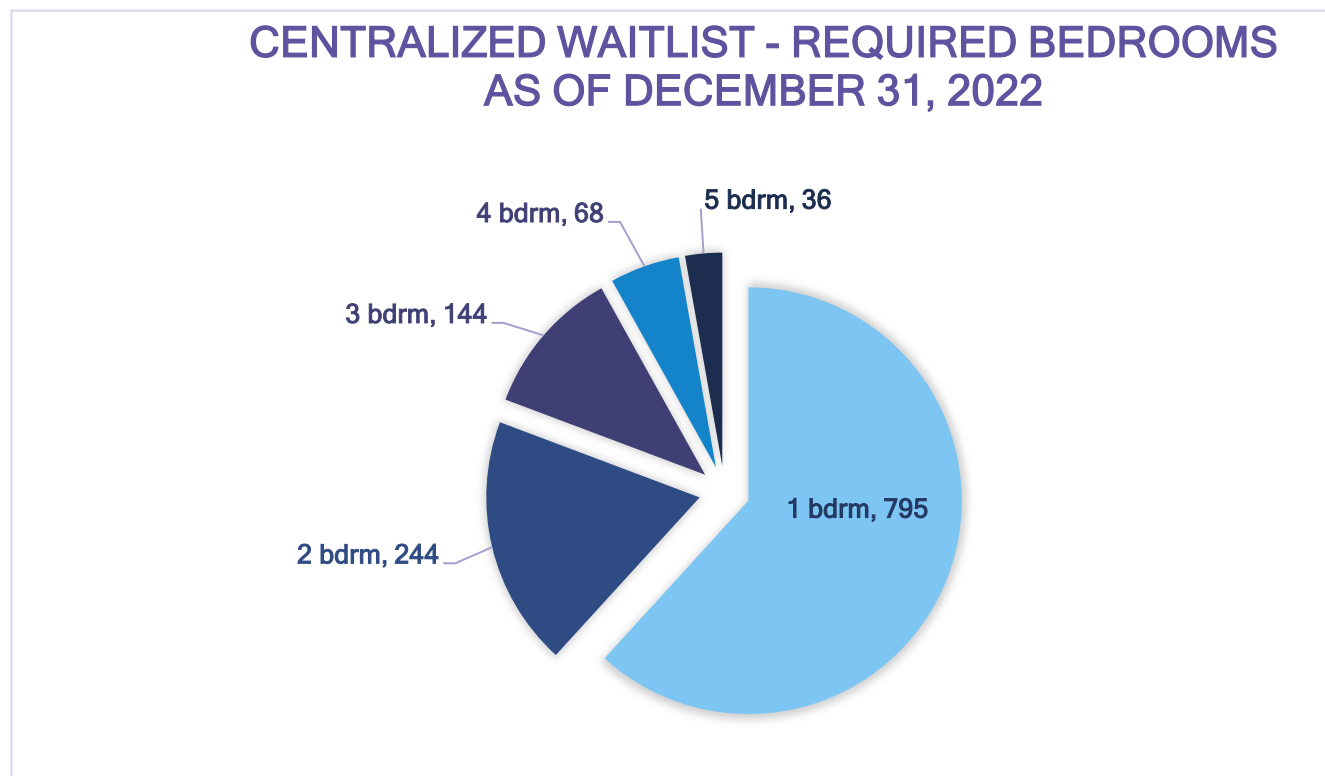
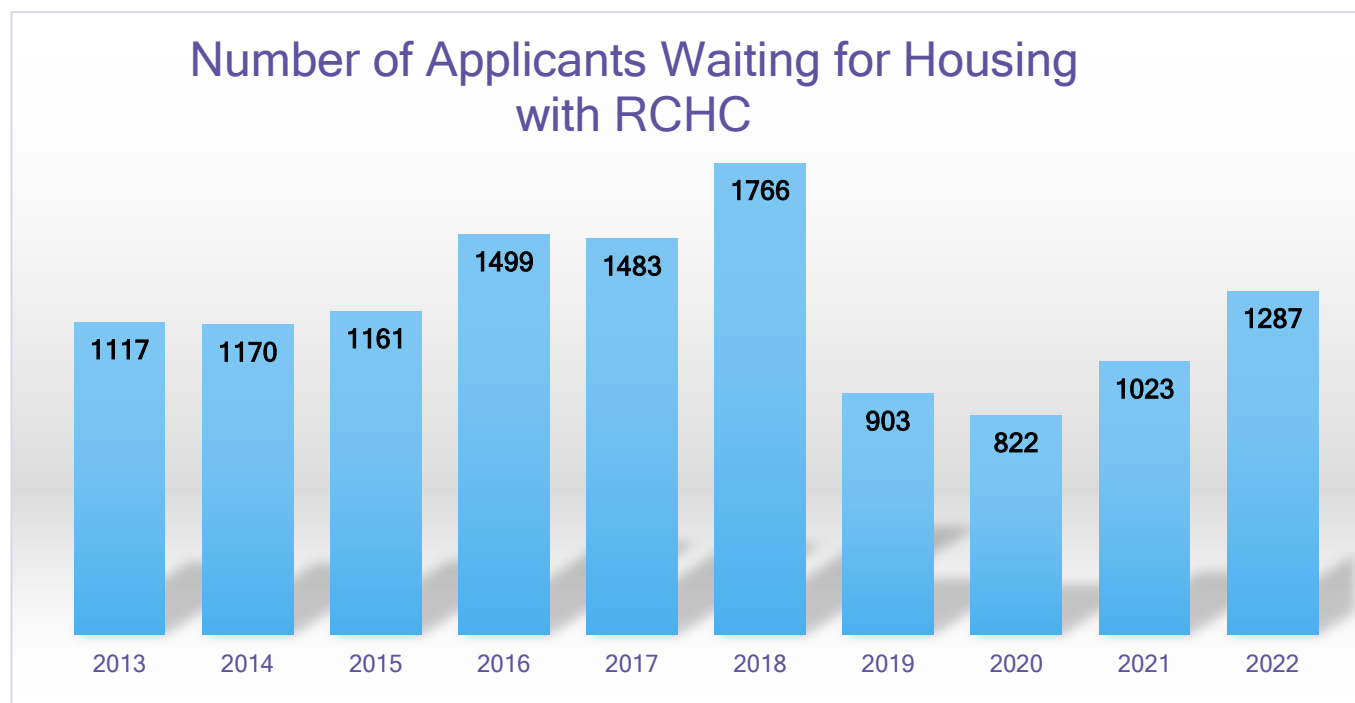
RENTCafé is an application and waitlist management database that provides the ability to accept applications via an online Applicant Portal, that also can provide applicants with the ability to update their application online. All applications for Community Housing are entered into the RENTCafé database. The only Special Priority Policy Status in the County of Renfrew is for victims of domestic violence, as indicated by the Housing Services Act. All housing providers are access points for applications. The applications are then forwarded to the RCHC by the applicant or a housing provider.

Starting 2020 applicants can find the Community Housing Application online where they can apply, update, and check their status at <https://www.socialhousingapplication.com>. The application will automatically appear on the RCHC Rent Café Dashboard. The promotion of online applications was increased during 2022 and now most applications are received electronically.

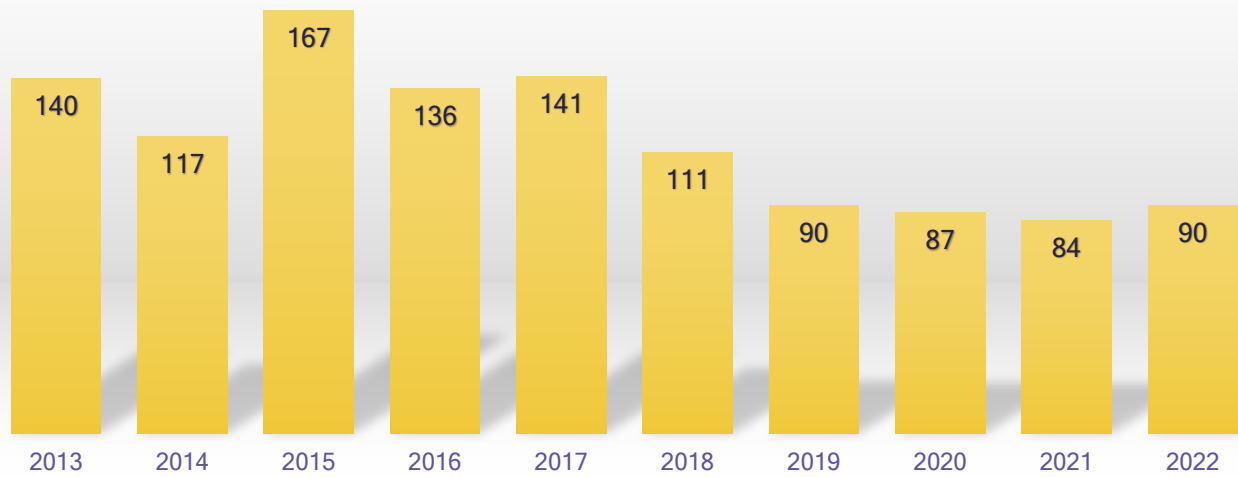
Yardi

Yardi is the software that RCHC uses to maintain data related to tenancies and rent supplements. Important features of this programs include: record keeping (leases, letters, notices, rent calculations), tenant ledgers, payment information for preauthorized rent payments, work order tracking, and case management records.

Centralized Waitlist



RCHC Move Outs



RCHC 2022 Waitlist Statistics

RCHC 2022 Waitlist Statistics	
Number of Households on the Chronological Waitlist	1225
Number of Households with Special Priority Policy Status	62
Total Number of Households on the Centralized Waitlist	1287
Chronological Waitlist Households moved into an RGI unit	89
Special Priority Policy Status Households moved into an RGI unit	32
Total Number of Households moved into an RGI unit	121
Average Wait-Time to be Housed Special Priority Policy Status (months)	12
Average Wait-Time to be Housed Chronological Waitlist	84
Internal Transfers	17

Property Management Report

Renfrew County Housing Corporation Staff are divided by two core areas of service: administrative/client services within the Community Services Department and maintenance/building services within the Development and Property Department. Both groups perform distinct functions regarding the management of tenancies and building conditions.

The followings list highlights major building maintenance projects that were completed during 2022:

- Vimy Family townhomes Renfrew – front porch replacements
- Bronx/Reynolds townhomes Pembroke – window replacements
- 260 Elizabeth apartment Pembroke - window replacements, patio and exterior fire door replacements, and brick repairs
- 425 Nelson apartment Pembroke – window replacements, siding replacement, asphalt shingle roof replacement
- Nelson townhomes Pembroke– fencing enhancement
- 1030-1106 Lea townhomes Pembroke – window replacements
- 510 MacKay apartment Pembroke – patio door replacements
- Cecil duplexes Pembroke – furnace replacements
- 63 Russell apartment Arnprior – balcony structural repairs
- Airth and Massey duplexes and single home Renfrew – roof replacements

Canada-Ontario Community Housing Initiative (COCHI) & Ontario Priorities Housing Initiative (OPHI)

On April 30, 2018, Ontario and the Canada Mortgage and Housing Corporation signed a bilateral agreement regarding the National Housing Strategy. The agreement aligned federal and provincial funds with joint housing renewal strategy priorities, creating the Canada-Ontario Community Housing Initiative (COCHI) and the Ontario Priorities Housing Initiative (OPHI). Each initiative is part of the nine-year National Housing Strategy and investment, with allocations issued to service managers from 2019 through to 2028. The following table provides a summary of allocations and projects up to 2022:

Program	Funding Available	Explanation
Year 1 – (2019-2020) COCHI		
Capital Component – Repair	\$91,994	Designated Substance Testing in various Non-Profit Housing Provider buildings and Renfrew County Housing Corporation buildings
Year 1 – (2019-2020) OPHI		
Capital Component – Ontario Renovates	\$817,400	Various repairs to the Non-Profit Housing Provider buildings and Renfrew County Housing Corporation buildings
Year 2 – (2020-2021) COCHI		
Capital Component – Repair	\$259,624	Replacement of HVAC systems and installation of fall protection of roofs
Year 2 – (2020-2021) OPHI		
Capital Component – Ontario Renovates	\$423,500	Installation of notifiers and relays, infrared testing and main subs, installations of primus locks and front porch roof repairs
Year 3 – (2021-2022) COCHI		
Capital Component – Repair	\$587,499	Roofing replacement/repairs, barrier free renovations, sidewalk repairs and ramp installations for universal access
Year 3 – (2021-2022) OPHI		
Capital Component – Ontario Renovates	\$659,300	Roofing replacement/repairs, siding replacement, chimney removal

RCHC Property Portfolio

LOCATION	HOUSING TYPE	# of UNITS	DESCRIPTION
Pembroke			
425 Nelson	Apartment	15	One bedroom
River Rd/Mackay St	Apartment	50	One bedroom
150 Elizabeth	Apartment	39	One bedroom
400 Nelson	Apartment	14	One bedroom
260 Elizabeth	Apartment	60	59 one & 1 two
435 - 481 Nelson	Row Housing	24	12 three & 12 two
1030 - 1106 Lea	Row Housing	35	11 two, 16 three, 6 four & 2 five
1110 - 1144 Lea	Row Housing	16	8 three, 6 four & 2 fives
Nelson/Fraser/Arnolds	Row Housing	29	21 two & 8 three
Bronx/Reynolds	Row Housing	30	19 three, 8 four & 3 five
172 - 202 Cecil	Duplex & 1 Single	3	3 three
204 - 242 Cecil	Duplexes	36	8 two, 18 three, 6 four & 4 five
TOTAL		351	
And Area			
Barry's Bay	Apartment	35	One bedroom
Beachburg	Apartment	12	One bedroom
Cobden	Apartment	20	One bedroom
Deep River	Apartment	24	One bedroom
Eganville	Apartment	26	One bedroom
Palmer Rapids	Apartment	21	One bedroom
TOTAL		138	
Renfrew			
Lorne Street	Apartment	12	One bedroom
Vimy Boulevard	Apartment	42	One bedroom
Hall Avenue	Apartment	89	One bedroom
Moran Heights	Single	31	6 two and 25 three
Oak Crescent	Duplexes	26	6 two, 10 three, 8 four & 2 five
Airth Boulevard	Duplexes	29	8 two, 16 three, 3 four & 2 five
Vimy Family Units	Row Housing	42	2 and 3 bedrooms
TOTAL		271	
Arnprior			
229/231 Albert	Apartment	24	One bedroom
8 Burwash	Apartment	54	53 one & 1 two
63 Russell	Apartment	41	One bedroom
McLachlin Heights	Singles	25	5 two & 20 three
200 Caruso Street	Row Housing	25	16 two & 9 three
26 Spruce Crescent	Row Housing	16	11 two & 5 three
	Apartment	16	One bedroom
Wilfred/Allan	Duplexes	20	10 three & 10 four
Sullivan Crescent	Duplexes	18	2 two, 10 three & 6 four
Wilfred/Edward	Duplexes	20	6 two, 10 three, 2 four & 2 five
228 Edward	Duplexes	1	3 bedroom
TOTAL		260	
RCHC TOTAL		1020	

Rent Programs

Rent-Geared-To-Income (RGI)

Rent-Geared-To-Income is available for qualifying tenants at Renfrew County Housing Corporation properties as well as at properties managed by non-profit housing corporations within Renfrew County (St. Joseph's Housing Corporation, Petawawa Housing Corporation, Kinsmen Court Home, Killaloe and District Housing Inc., and Baskin Place Senior Residence). To qualify for RGI, applicants must apply to the Housing Registry waitlist (chronological multi-year wait) and have household income that is less than the Household Income Limits (HILs) that is established by the province within the Housing Services Act. The rate of rent subsidy is calculated by using line 236 of the Income Tax Notice of Assessment (most recent year) and in most cases RGI rent is 30 percent of a household's monthly Adjusted Family Net Income. Separate RGI rates are set for households in receipt of Ontario Works or Ontario Disability Support Program benefits. To initially qualify for an offer of RGI housing the household must have income less than HILs. If income increases, precluding RGI eligibility, tenants are charged a maximum rent rate that is based on the number of bedrooms within their unit. On average, approximately 12% of RCHC tenants pay the maximum rent rate.

Rent Supplement (Private-Market Rent-Geared-To-Income)

Rent Supplements are rent-geared-to-income subsidies that are approved within private market rentals and eligibility is handled in the same manner as rent-geared-to-income at RCHC properties. Eligible tenants are selected from the chronological housing registry waitlist and landlords/units are selected to ensure that building conditions are adequate and that the rules of the Residential Tenancies Act are followed. The total average Rent Supplement caseload for 2022 was 74 households. The program is funded in part by the RCHC budget (provincial transfers) and the Homelessness Prevention Program (HPP). For 2022, RCHC allocated \$290,761 to this program and \$145,000 was allocated from the HPP.

Rent Allowance Program

The Rent Allowance Program provides a monthly amount of \$275 for households without children and \$375 for households with children and is funded by the Homelessness Prevention Program. To qualify, applicant must be registered and waiting on the housing registry waitlist and intake is based on one of the following:

chronic homelessness as validated by the By-Name List (Built For Zero initiative), or waiting on the housing registry for more than four years (offers are based on chronological wait and the program is offered to the longest waiting applicants first). HPP is allocated based on a fiscal year (April to March). For 2022-2023, the HPP allocation for the Rent Allowance Program was \$600,000 and the average monthly caseload for this period was 156 households.

Canada-Ontario Housing Benefit (COHB)

The Canada-Ontario Housing Benefit (COHB) provides a direct monthly payment to eligible households to help with the expense of rent. The benefit is portable and is based on household income and local average market rent rates. To qualify, households must be eligible to be on the rent-geared-to-income housing registry waitlist. Funding is limited and is based on predetermined annual allocations set by the province for each service manager area. For the fiscal year 2022-2023 the County of Renfrew was allocated \$331,900 and this assisted 89 households with a monthly rent subsidy. The average monthly subsidy per household was \$249.



Homelessness Prevention Programs

Service managers receive an annual allocation from Ontario to deliver Homelessness Prevention Programs in accordance with provincial guidelines and tailored to meet local needs. The County of Renfrew delivers 4 key programs through this funding: Rent Supplement Program, Rent Allowance Program, Emergency Minor Home Repairs Program, and the Emergency Housing Assistance Program (issued by Ontario Works). The total 2022-2023 Homelessness Prevention Program (HPP) allocation for the County of Renfrew from Ontario was \$1,785,700. HPP funding was budgeted as follows: 7.5% retention for administrative expenses in the amount of \$133,927.50, Rent Supplement Program \$145,000, Rent Allowance Program \$600,000, Emergency Minor Home Repair Program \$150,000, Emergency Housing Assistance Program \$656,772.50, and capital project \$100,000. The two rent programs were highlighted in the previous section.

Emergency Minor Home Repairs Program

The Emergency Minor Home Repairs Program provides up to \$7,500 in a one-time grant to help low-income homeowners with essential repairs (examples-roof repairs, furnace replacements, accessibility modifications, etc...). A full list of eligible repairs and the application are available via the Community Housing section of www.countyofrenfrew.on.ca. During the 2022-2023 fiscal year, 18 households were assisted with repairs totaling \$99,929.38. The underspent portion of the allocation was redirected to the Emergency Housing Assistance Program.

Emergency Housing Assistance Program (also known as HPP)

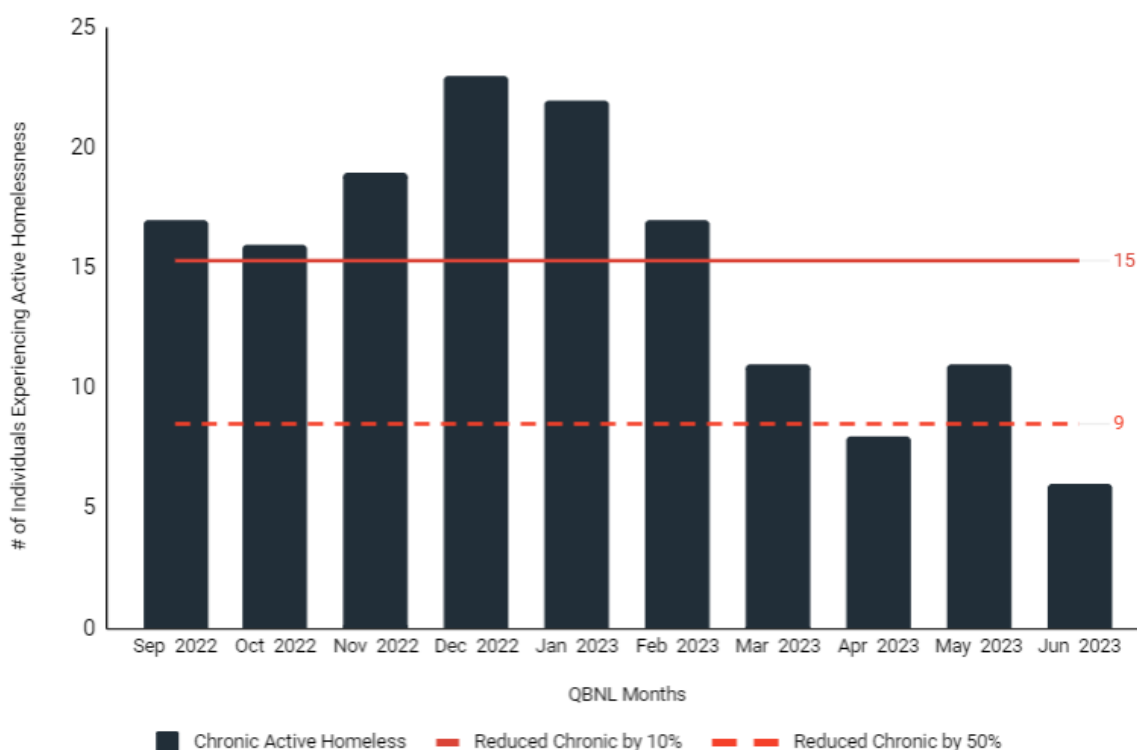
The Emergency Housing Assistance Program is delivered by the Ontario Works division. To apply, households should contact the Ontario Works office or apply online at the Homelessness Prevention Program section of www.countyofrenfrew.on.ca. The program provides up to \$1500 for households without children and up to \$2500 for households with children, once in a 12-month period, to cover urgent expenses that are necessary to prevent homelessness. Eligible expenses may include temporary hotel accommodation, last month's rent, rent and/or utility arrears, or other extraordinary expenses. The allocation provided for the 2022-2023 fiscal year was exceeded by approximately \$200,000. During and after the COVID-19 pandemic, community need for emergency housing financial assistance increased due to rising food and rent expenses. The allocation shortfall was met by funding through the discretionary and employment assistance funds within the Ontario Works budget and by shifting the underspent allocation from Emergency Minor Home Repairs. 1072 applications were approved during 2022-2023.

Homelessness Enumeration and Supports

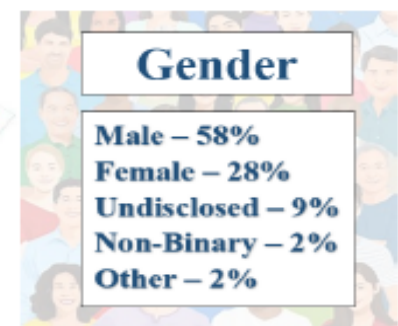
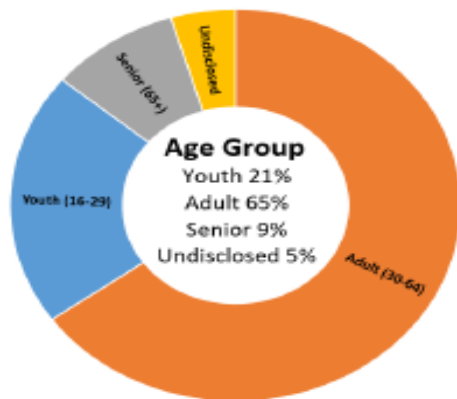
During June 2021, the County of Renfrew partnered with the Canadian Alliance to End Homelessness for the Built For Zero Canada initiative. Built For Zero Canada is a national change effort with the goal of ending chronic homelessness. The Community Services department partnered with local agencies and service groups to develop a “By-Name List” to identify and register those who are experiencing homelessness for prioritized supports and housing opportunities. Monthly data is provided to Built For Zero Canada and this information is posted on their website. The County of Renfrew achieved quality by-name data during November 2022, meaning that baseline data was achieved and balanced. This information can be accessed at [Built For Zero Canada - Community Progress \(bfzcanada.ca\)](https://bfzcanada.ca) and the below chart reflects the most up-to-date data.

ACTIVE CHRONIC HOMELESS & BASELINE REDUCTIONS

This chart displays all active homeless data from the baseline date until the most recent month submitted.



The By-Name List is an ongoing registry/caseload for homelessness supports and benefits that also provides data that represents disclosed chronic homelessness. In addition to this form of enumeration, the County of Renfrew also conducts an annual Point-In-Time Count that measures all disclosed homelessness (acute and chronic) and provides an additional way for connecting people who are not already receiving services. The 2022 Point-In-Time was conducted during the week of September 19th and the results are summarized below:



Renfrew County Housing Corporation
Consolidated Treasurer's Report
June 2023

Appendix RCHC-II

<u>Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>Variance</u>	<u>Full Year</u> <u>Budget</u>
SALARIES	960,878.96	967,487.00	(6,608.04)	1,934,981.00
BENEFITS	249,047.35	264,603.00	(15,555.65)	529,213.00
ADMINISTRATION	593,922.66	556,645.00	37,277.66	1,407,926.00
BUILDING - HEAT LIGHT POWER	421,653.55	496,098.00	(74,444.45)	992,195.00
BUILDING - CAPITAL REPAIRS - non TCA	743,127.59	356,496.00	386,631.59	713,000.00
BUILDING - ELEVATOR	23,009.61	34,086.00	(11,076.39)	68,163.00
BUILDING - GARBAGE REMOVAL	34,829.71	39,294.00	(4,464.29)	78,572.00
BUILDING - GROUNDS KEEPING	32,560.64	36,270.00	(3,709.36)	72,510.00
BUILDING - HEATING & PLUMBING	49,598.90	71,166.00	(21,567.10)	142,325.00
BUILDING - NATURAL GAS	100,008.51	103,176.00	(3,167.49)	206,384.00
BUILDING - PAINTING	77,412.98	123,444.00	(46,031.02)	246,913.00
BUILDING - REPAIRS & MAINTENANCE	430,911.29	242,682.00	188,229.29	485,327.00
BUILDING - SNOW REMOVAL	340,762.28	293,344.00	47,418.28	440,000.00
BUILDING - TAXES	875,327.30	893,632.00	(18,304.70)	1,787,287.00
BUILDING - WATER	356,246.24	395,974.00	(39,727.76)	791,921.00
FINANCIAL - COCHI	0.00	0.00	0.00	0.00
FINANCIAL - COHB	6,240.00	0.00	6,240.00	0.00
FINANCIAL - DEPRECIATION	672,925.86	600,000.00	72,925.86	1,200,000.00
FINANCIAL - HPP	746,251.72	775,884.00	(29,632.28)	1,551,773.00
HOME OWNERSHIP REVOLVING LOANS	109,907.03	0.00	109,907.03	0.00
FINANCIAL - IAH HADD	21,500.00	34,002.00	(12,502.00)	68,000.00
FINANCIAL - MORTGAGE - INTEREST	9,749.59	245,706.00	(235,956.41)	491,429.00
FINANCIAL - ONTARIO RENOVATES (IAH & SIF)	315.18	0.00	315.18	0.00
FINANCIAL - OPHI	48,000.00	160,524.00	(112,524.00)	321,045.00
FINANCIAL - RENT SUPPLEMENT	141,441.00	145,380.00	(3,939.00)	290,761.00
FINANCIAL - RENT WAIVER	829.39	74,988.00	(74,158.61)	150,000.00
Surplus Adjustment - Depreciation	(672,925.86)	(600,000.00)	(72,925.86)	(1,200,000.00)
Surplus Adjustment - Mortgage Principal	184,425.23	0.00	184,425.23	307,736.00
Surplus Adjustment - TCA	535,144.33	750,000.00	(214,855.67)	4,100,200.00
Surplus Adjustment - Transfer to Reserves	0.00	0.00	0.00	0.00
EXPENSES	7,093,101.04	7,060,881.00	32,220.04	17,177,661.00
COUNTY TRANSFER - BASE	2,763,436.50	2,763,438.00	(1.50)	5,526,873.00
COUNTY TRANSFER - COCHI	59,639.09	273,000.00	(213,360.91)	546,000.00
COUNTY TRANSFER - COCHI Admin	0.00	14,352.00	(14,352.00)	28,709.00
COUNTY TRANSFER - COHB	6,240.00	1,500.00	4,740.00	3,000.00
COUNTY TRANSFER - COHB Admin	0.00	0.00	0.00	0.00
COUNTY TRANSFER - SSRF	0.00	0.00	0.00	2,000,000.00
COUNTY TRANSFER - HPP	746,251.72	825,888.00	(79,636.28)	1,651,773.00
COUNTY TRANSFER - HPP Admin	29,970.40	66,966.00	(36,995.60)	133,927.00
COUNTY TRANSFER - IAH - HADD	22,500.00	34,002.00	(11,502.00)	68,000.00
COUNTY TRANSFER - IAH - Ontario Renovates	0.00	0.00	0.00	0.00
COUNTY TRANSFER - OPHI	203,169.35	285,522.00	(82,352.65)	571,045.00
COUNTY TRANSFER - OPHI Admin	0.00	15,030.00	(15,030.00)	30,055.00
GAIN / (LOSS) - DISPOSAL OF ASSETS	0.00	0.00	0.00	0.00
HOME OWNERSHIP REVOLVING LOANS	109,907.03	0.00	109,907.03	0.00
INTEREST ON INVESTMENTS	46,175.87	37,500.00	8,675.87	75,000.00
MISC REVENUE	31,538.19	32,508.00	(969.81)	65,000.00
PROV SUBSIDY - DEBENTURES	0.00	0.00	0.00	474,077.00
Surplus Adjustment - Transfer from Reserves	0.00	0.00	0.00	1,204,200.00
TENANT REVENUE	2,499,836.00	2,400,054.00	99,782.00	4,800,002.00
REVENUES	6,518,664.15	6,749,760.00	(231,095.85)	17,177,661.00
Municipal SURPLUS / (DEFICIT)	(574,436.89)	(311,121.00)	(263,315.89)	0.00
less: Surplus Adjustment - Depreciation	(672,925.86)	(600,000.00)	(72,925.86)	(1,200,000.00)
add: Surplus Adjustment - TCA	535,144.33	750,000.00	(214,855.67)	4,100,200.00
add: Surplus Adjustment - Transfer To Reserves	0.00	0.00	0.00	0.00
less: Surplus Adjustment - Transfer From Reserves	0.00	0.00	0.00	(1,204,200.00)
add: Surplus Adjustment - Principal Payments	184,425.23	0.00	184,425.23	307,736.00
Accounting SURPLUS / (DEFICIT)	(527,793.19)	(161,121.00)	(366,672.19)	2,003,736.00



Pembroke Community Watch

What is the Pembroke Community Watch program?

- Community-based crime prevention program that increases community safety.
- Partnership with the community, City of Pembroke and Ontario Provincial Police (OPP).
- Community-driven program whose success in discouraging and preventing crime at the local level depends largely on a commitment to cooperation between area residents and the police.
- The program **is not** vigilantism, citizens on patrol, a gossip group, or a block parent program.

Benefits of the program:

- Mobilizes members to take ownership of their community by working together with neighbours and creating a safer community.
- Sense of empowerment – not feeling victimized & helpless.
- Way to welcome newcomers and encourage all members to know and look out for each other.
- Enhanced awareness – getting to know what is normal in your area so you can easily identify what is not normal.
- As a member, you receive basic crime prevention techniques.
- Strong communication network between the community & the OPP allowing the police to get a better picture of what is going on in the community.

Types of Crime to Report:

- Property crime
- Violent crime
- Crime occurring right now
- Crimes which have already occurred
- Ongoing suspicious activity

Trust your instincts and make the call.

Who should I call?

Emergencies: 9-1-1. When seconds count and there is a need for police, fire or ambulance response immediately, do not hesitate to call 9-1-1. If you see a crime in progress; if suspects are on scene; if you feel intimidated by one or more suspects; or if people are screaming, someone is hurt, or asking for help, call for help. Do not put your safety at risk for crimes in progress: Call 9-1-1.

Non-emergencies: 1-888-310-1122. This number can also be used to report all other past tense incidents. Examples include waking up in the morning to find your car has been entered, your house has been egged, or personal property has been stolen. In these instances, call the non-emergency number.

After calling the police, the member contacts the block captain of their neighbourhood by email or phone. The block captain, while protecting your personal information, will communicate to the Chair of the Pembroke Community Watch program. The Chair formulates a generic message (e.g. be on the alert for this type of crime) which is communicated back to the wider community via all of the block captains.

Online Reporting:

Direct online reporting is also available for non-emergency events where there has been no injury, no suspects and no evidence. Examples include theft under \$5,000, mischief/damage to property under \$5,000, and driving complaints. Go to the [OPP website \(www.opp.ca/reporting\)](http://www.opp.ca/reporting), choose your location and start your report. All information submitted is confidential.

How can I be sure my privacy will be protected?

Police are bound by law just like anyone else. Under the Freedom of Information and Protection of Privacy Act (which applies to police calls and occurrence reports), any individual whose personal information appears in the document needs to be contacted and notified before release of that information to another party. The police will ask whether you are willing to have your information included in the release of that document and you can legally say no. If you say no, the police are obligated to black out those portions of the report, which would identify you prior to releasing it.

	Arrears April 2023		# of Tenants	Arrears May 2023		# of Tenants	Arrears June 2023		# of Tenants
Arnprior	Rent	\$ 13,620.00		Rent	\$ 20,111.00		Rent	\$ 18,278.00	
	Maint.	\$ 37.70		Maint.	\$ 67.70		Maint.	\$ 542.70	
	Misc.	\$ 516.00		Misc.	\$ 516.00		Misc.	\$ 540.00	
	Total	\$ 14,173.70	12	Total	\$ 20,694.70	17	Total	\$ 19,360.70	21
Renfrew	Rent	\$ 34,255.68		Rent	\$ 29,825.76		Rent	\$ 30,832.99	
	Maint.	\$ -		Maint.	\$ -		Maint.	\$ 701.00	
	Misc.	\$ 50.00		Misc.	\$ 186.00		Misc.	\$ 236.00	
	Total	\$ 34,305.68	37	Total	\$ 30,011.76	20	Total	\$ 31,769.99	26
Pembroke	Rent	\$74,883.60		Rent	\$81,615.60			\$89,384.08	
	Maint.	\$1,261.00		Maint.	\$1,086.00			\$1,307.00	
	Misc.	\$1,972.00		Misc.	\$3,254.00			\$2,768.00	
	Total	\$78,116.60	61	Total	\$85,955.60	77	Total	\$93,459.08	70

Renfrew County Housing Corporation

Appendix RCHC-V

Comparison Arrears

	April-23	April-22	April-21	April-20	April-19	April-18	April-17
Arnprior	\$14,173.70	\$11,489.00	\$713.00	\$16,670.00	\$6,001.00	\$9,199.00	\$20,368.00
Renfrew	\$34,305.68	\$7,623.00	\$13,112.51	\$14,214.00	\$6,423.00	\$2,995.00	\$4,339.00
Pembroke & Area	\$78,116.60	\$40,460.50	\$43,956.82	\$43,181.00	\$18,358.00	\$16,951.00	\$14,306.00
TOTAL	\$126,595.98	\$59,572.50	\$57,782.33	\$74,065.00	\$30,782.00	\$29,145.00	\$39,013.00

	May-23	May-22	May-21	May-20	May-19	May-18	May-17
Arnprior	\$20,694.70	\$13,416.00	\$740.00	\$17,010.00	\$6,208.00	\$8,775.00	\$16,268.00
Renfrew	\$30,011.76	\$12,718.00	\$15,077.62	\$14,906.00	\$7,856.00	\$5,134.00	\$4,988.00
Pembroke & Area	\$85,955.60	\$52,970.00	\$46,796.82	\$45,605.00	\$19,150.00	\$13,305.00	\$11,178.00
TOTAL	\$136,662.06	\$79,104.00	\$62,614.44	\$77,521.00	\$33,214.00	\$27,214.00	\$32,434.00

	June-23	June-22	June-21	June-20	June-19	June-18	June-17
Arnprior	\$19,360.70	\$16,328.00	\$704.00	\$20,623.00	\$8,841.00	\$9,142.00	\$11,277.00
Renfrew	\$31,769.99	\$10,763.00	\$15,721.59	\$17,300.00	\$9,079.00	\$8,331.00	\$4,488.00
Pembroke & Area	\$93,459.08	\$66,207.45	\$45,304.60	\$48,467.00	\$22,299.00	\$11,415.00	\$11,041.00
TOTAL	\$144,589.77	\$93,298.45	\$61,730.19	\$86,390.00	\$40,219.00	\$28,888.00	\$26,806.00

Arrears consist of the following:

Rent
Maintenance
Tribunal fee (minimum \$186)
Parking
Air Conditioning
NSF charges

Maximum Rent Comparisons

Arnprior			2024 Maximum Rent 2.5% increase	2023 Maximum Rent 2.5% increase	2022 Maximum Rent 1.2% increase	2021 Maximum No Increase	2020 Maximum Rent 2.2% increase	2019 Maximum Rent 1.8% increase
Duplexes, Townhouses, Single Detached Homes								
13 Units	2 BDR		\$871	\$840	\$820	\$811	\$811	\$794
Riverview Dr., Third Ave., Fourth Ave., Laird St., Bridge St., Wilfred Cres., Allan Dr., Sullivan Cres.,	50 Units 3 BDR 18 Units 4 BDR 2 Units 5 BDR		\$907	\$876	\$855	\$845	\$845	\$827
			\$978	\$945	\$922	\$912	\$912	\$893
			\$1,029	\$995	\$971	\$960	\$960	\$940
With the exception of 228 Edward St.	1 Unit 3 BDR		\$978	\$945	\$922	\$912	\$912	\$893
Caruso St. & Spruce St.	27 Units 2 BDR		\$903	\$872	\$851	\$841	\$841	\$823
Caruso St. & Spruce St.	14 Units 3 BDR		\$943	\$911	\$889	\$879	\$879	\$861
Apartments								
Albert St., Burwash St., Russell St.	118 Units 1 BDR		\$810	\$791	\$772	\$763	\$763	\$747
	1 Unit 2 BDR		\$846	\$826	\$806	\$797	\$797	\$780
Spruce Cres.	16 Units 1 BDR		\$802	\$773	\$755	\$747	\$747	\$731
Total Arnprior Units 260 Units								
Pembroke			2024 Maximum Rent 2.5% increase	2023 Maximum Rent 2.5% increase	2022 Maximum Rent 1.2% increase	2021 Maximum No Increase	2020 Maximum Rent 2.2% increase	2019 Maximum Rent 1.8% increase
Duplexes, Townhouses, Single Detached Homes								
53 Units	2 BDR		\$843	\$813	\$794	\$785	\$785	\$769
St., Frasers Ln., Arnolds Ln., Bronx St., Reynolds Ave.	63 Units 3 BDR 14 Units 4 BDR 7 Units 5 BDR		\$906	\$875	\$854	\$844	\$844	\$826
			\$966	\$933	\$911	\$901	\$901	\$882
			\$1,024	\$990	\$966	\$955	\$955	\$935
204 to 242 Cecil	36 Units 2 BDR 3 BDR 4 BDR 5 BDR		\$840	\$810	\$791	\$782	\$782	\$766
			\$904	\$873	\$852	\$842	\$842	\$824
			\$963	\$930	\$908	\$898	\$898	\$879
			\$1,022	\$988	\$964	\$953	\$953	\$933
Apartments								
177 Units	1 BDR		\$746	\$719	\$702	\$694	\$694	\$680
1 Unit	2 BDR		\$843	\$813	\$794	\$785	\$785	\$769
MacKay St., Elizabeth St.								
Total Pembroke Units 351 Units								
Apartments (Outlying Areas)								
Deep River	24 Units 1 BDR		\$726	\$699	\$673	\$656	\$656	\$633
Cobden	20 Units 1 BDR		\$720	\$693	\$667	\$650	\$650	\$627
Eganville	26 Units 1 BDR		\$720	\$693	\$667	\$650	\$650	\$627
Barry's Bay	35 Units 1 BDR		\$720	\$693	\$667	\$650	\$650	\$627
Beachburg	12 Units 1 BDR		\$720	\$693	\$667	\$650	\$650	\$627
Palmer Rapids	21 Units 1 BDR		\$720	\$693	\$667	\$650	\$650	\$627
Total Outlying Units 138 Units								
Renfrew Site			2024 Maximum Rent 2.5% increase	2023 Maximum Rent 2.5% increase	2022 Maximum Rent 1.2% increase	2020 Maximum No Increase	2020 Maximum Rent 2.2% increase	2019 Maximum Rent 1.8% increase
Duplexes, Townhouses, Single Detached Homes								
31 Units	2 BDR		\$941	\$919	\$897	\$887	\$887	\$868
	3 BDR		\$941	\$919	\$897	\$887	\$887	\$868
	4 BDR		\$976	\$953	\$930	\$919	\$919	\$900
Airth Blvd.	29 Units 2 BDR 3 BDR 4 BDR 5 BDR		\$839	\$809	\$790	\$781	\$781	\$765
			\$885	\$854	\$834	\$825	\$825	\$808
			\$951	\$919	\$897	\$887	\$887	\$868
			\$951	\$919	\$897	\$887	\$887	\$868
Oak Crescent	26 Units 2 BDR 3 BDR 4 BDR 5 BDR		\$839	\$809	\$790	\$781	\$781	\$765
			\$876	\$845	\$825	\$816	\$816	\$799
			\$951	\$919	\$897	\$887	\$887	\$868
			\$951	\$919	\$897	\$887	\$887	\$868
Vimy Blvd.	42 Units 2 BDR 3 BDR		\$825	\$796	\$777	\$768	\$768	\$752
			\$913	\$881	\$860	\$850	\$850	\$832
Apartments								
Lorne St., Vimy Blvd., Hall Ave.,	143 Units 1 BDR		\$771	\$743	\$725	\$717	\$717	\$702
Total Renfrew Units 271 Units								
Notes: 1) Deep River, Cobden, Eganville, Barry's Bay, Beachburg, Palmer Rapids - In years 2019-2023 (except for year 2021) the allowed annual provincial percentage increase plus \$10 was added to the maximum rent under resolution RCHC-C-18-09-37. 2) Recommendation to the Renfrew County Housing Corporation Board on August 16, 2023 to increase all rents by the allowed annual provincial percentage plus \$10 per month for the year 2024, save and except properties located at Moran Heights, Albert St., Russell St., and Burwash St which shall only have a 2.5% increase. 3) The 2024 maximum rent within this document reflects the recommendations.								
HILS Jan 1 2021					1 bedroom	2 bedrooms	3 bedrooms	4/5 bedrooms
					\$33,000	\$39,500	\$43,500	\$59,500
Maximum rents effective January 1, 2019					\$775	\$950	\$1,088	\$1,350
Maximum rents effective January 1, 2020					\$792	\$970	\$1,111	\$1,379
Maximum rents effective January 1, 2021					\$792	\$970	\$1,111	\$1,379
Maximum rents effective January 1, 2022					\$801	\$981	\$1,124	\$1,395
Maximum rents effective January 1, 2023					\$821	\$1,005	\$1,152	\$1,429
Maximum rents effective January 1, 2024					\$842	\$1,030	\$1,181	\$1,465