



RENFREW COUNTY HOUSING CORPORATION

Wednesday, April 10, 2024 – 1:00 p.m.

AGENDA

1. Call to order.
2. Land Acknowledgement.
3. Roll call.
4. Disclosure of pecuniary interest and general nature thereof.

| | Page |
|---|-------------|
| 5. Adoption of minutes of previous meeting held on March 6, 2024. | 2 |
| 6. Delegations: None at the time of mailing. | |
| 7. Director's Report | 5 |
| 8. Manager of Community Housing Monthly Report | 18 |
| 9. New Business. | |
| 10. Closed Meeting: None at time of mailing. | |
| 11. Date of next meeting (Wednesday, May 15, 2024) and adjournment. | |

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



RENFREW COUNTY HOUSING CORPORATION

Wednesday, March 6, 2024

A meeting of the Renfrew County Housing Corporation Board of Directors was held at the County of Renfrew Administration Building, Pembroke, Ontario on Wednesday, March 6, 2024 at 1:00 p.m.

Directors Present:

- Chair Anne Giardini
- Warden Peter Emon
- Vice-Chair Debbi Grills
- Councillor David Mayville
- Councillor Gary Serviss
- Councillor Ed Jacyno

Regrets:

- Councillor Neil Nicholson

Officers Present:

- Craig Kelley, Chief Executive Officer
- Andrea Patrick, Chief Operating Officer

Staff Present:

- Jason Davis, Director of Development and Property
- Mike Blackmore, Director of Long Term Care
- Lee Perkins, Director of Public Works and Engineering
- Jennifer Dombroskie, Manager of Housing and Homelessness
- Margo Smith, Manager of Child Care and Early Years Services
- Kevin Raddatz, Manager of Real Estate
- Gwen Dombroski, Clerk
- Tina Peplinskie, Media Relations and Social Media Coordinator
- Evelyn VanStarkenburg, Administrative Assistant

Chair Giardini called the meeting to order at 1:12 p.m. The land acknowledgement identifying that the meeting was being held on the traditional territory of the Algonquin People was recited. The roll was called, and no pecuniary interests were disclosed.

RESOLUTION NO. RCHC-C-24-03-17

Moved by Councillor Serviss

Seconded by Councillor Grills

THAT the minutes of the Renfrew County Housing Corporation Board of Directors meeting held on February 14, 2024 be adopted. CARRIED.

The Director of Community Services overviewed the Director's Report which is attached as Appendix A.

The Manager of Real Estate provided an update on the 2024 projects and advised that the duplex being constructed at 202 Cecil Street is ahead of schedule and approximately 90% complete. The anticipated completion date is mid-April. The new build at Lea/Douglas Street is anticipated to be completed in early May.

The Chief Executive Officer advised that a ribbon cutting ceremony is being planned for the second week of May. Staff have reached out to the Honourable Paul Calandra, Minister of Housing to confirm his availability to attend the ceremony. Further information will be provided once a date has been established. Staff will also reach out to the Province of Ontario to provide an invitation to Premier Doug Ford and others who may be interested in attending.

RESOLUTION NO. RCHC-C-24-03-18

Moved by Councillor Serviss

Seconded by Councillor Mayville

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

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

The Manager of Housing and Homelessness distributed information and overviewed two upcoming Housing Summits, which are attached as Appendix C, as follows: 1) the Affordable Housing Summit, hosted by the County of Renfrew, and scheduled for April 4, 2024, at the myFM Centre in Renfrew; and 2) the Eastern Ontario Regional Housing Summit, scheduled for May 28, 2024 at the Ottawa Events and Conference Centre, Ottawa, Ontario.

RESOLUTION NO. RCHC-C-24-03-19

Moved by Councillor Serviss

Seconded by Councillor Grills

THAT the Renfrew County Housing Corporation Board of Directors approve the proposed Homelessness Prevention Program (HPP) Investment Plan for the fiscal year 2024-2025. CARRIED.

The Manager of Housing and Homelessness introduced the author of the Renfrew County Hoarding Management proposal, Mireille Delorme, Director of Mental Health Services of Renfrew County (MHSRC) at the Pembroke Regional Hospital, who was in attendance at the meeting.

RESOLUTION NO. RCHC-C-24-03-20

Moved by Councillor Mayville

Seconded by Councillor Jacyno

THAT the Renfrew County Housing Corporation Board of Directors approve the proposal from the Pembroke Regional Hospital Mental Health Service as outlined in Appendix I. CARRIED.

RESOLUTION NO. RCHC-C-24-03-21

Moved by Councillor Serviss

Seconded by Councillor Grills

THAT the Renfrew County Housing Corporation Board of Directors approve the revision to the Rent Supplement Directive and increase the maximum allowed rent amounts. CARRIED.

The Manager of Housing and Homelessness advised that the Emergency Minor Home Repair, which is funded through the Homelessness Prevention Program, is not a revolving loan and there is no requirement for applicants to repay this funding. Another funding source that will be launched in early spring, the Ontario Renovates Funding, which is part of the Investment in Affordable Housing funding, is a revolving loan and provides eligible applicants with the ability to access funds and as funds are repaid, the amount available for future applicants is replenished.

The Manager of Housing and Homelessness advised that information on various funding opportunities is provided on the County of Renfrew website. Staff will be issuing a media announcement in the near future on resources available and information on upcoming Ontario Renovates funding, where homeowners may apply for up to \$25,000 toward the cost of eligible home repairs.

RESOLUTION NO. RCHC-C-24-03-22

Moved by Warden Emon

Seconded by Councillor Mayville

THAT the Renfrew County Housing Corporation Board of Directors approve changes to the Emergency Minor Home Repair Program rules to increase the maximum allowed household value, to replace the “once-in a lifetime” limit with once every five years, and to allow the program to be stacked with other programs such as the Ontario Renovates program. CARRIED.

RESOLUTION NO. RCHC-C-24-03-23

Moved by Councillor Mayville

Seconded by Councillor Serviss

THAT the Monthly Report attached as Appendix B be approved. CARRIED.

RESOLUTION NO. RCHC-C-24-03-24

Moved by Councillor Jacyno

Seconded by Councillor Grills

THAT this meeting adjourn and the next regular meeting be held on April 10, 2024. Time: 1:44 p.m. CARRIED.

COUNTY OF RENFREW
COMMUNITY SERVICES DEPARTMENT
RENFREW COUNTY HOUSING CORPORATION

TO: Renfrew County Housing Corporation Board of Directors
FROM: Andrea Patrick, Director of Community Services
DATE: April 10, 2024
SUBJECT: Director's Report

INFORMATION

1. 2023 Unaudited Financial Statements

Attached as Appendix I are the 2023 Unaudited Financial Statements for the Renfrew County Housing Corporation as of December 31, 2023, and an overview will be provided at the meeting.

2. Community Housing Capital Projects Update

Attached as Appendix II is the Renfrew County Housing Corporation 2024 Capital Projects Update as of March 31, 2024.

3. Priority Projects for Municipalities for Business Case

Attached as Appendix III is the letter dated March 7, 2024, from the Director of the Housing Programs Branch of the Ministry of Municipal Affairs and Housing (MMAH) indicating that the business case submitted for additional 2023-2024 Canada-Ontario Community Housing Initiative (COCHI) funding allocation for priority projects was unsuccessful.

A response letter, attached as Appendix IV, was sent to Minister Calandra and Associate Minister Flack at MMAH regarding the County of Renfrew's continued commitment to creating more housing in our community, and to addressing the critical issues of homelessness, addictions, and mental health through the mesa model.

4. National Housing Strategy Action Plan

Attached as Appendix V is a letter sent from the Minister of Municipal Affairs and Housing to all Service System Managers on March 25, 2024, regarding the National Housing Strategy (NHS) Action Plan. In the letter, Minister Calandra expresses concerns

about the Federal government's proposed \$355 million funding reduction and their singular focus on achieving a new supply target while adhering to a low repair target. The letter indicates that there may be a significant reduction in funding for service system managers starting April 1, 2024, should the Federal government not reconsider their approach.

5. **Association of Municipalities of Ontario – NHS Action Plan Funding**

Attached as Appendix VI is a letter dated March 26, 2024, from the Association of Municipalities of Ontario (AMO) to the Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities. The letter, sent by AMO on behalf of all municipalities, urges against any cuts to federal funding for affordable housing. AMO advises that municipalities rely heavily on NHS funding to both maintain the existing social housing stock and create new supply. AMO advocates for the three levels of government to work together on the shared commitment to increase the supply of affordable, community, and supportive housing.

6. **Affordable Housing Summit**

The County of Renfrew held an Affordable Housing Summit on April 4, 2024 at the myFM Centre, Renfrew, Ontario, with an excellent turnout from interested parties. Topics for the day were developer experiences, updates from Community Services, information on the County of Renfrew properties expression of interest and innovative partnerships, and the mesa project. Staff will provide a report to Committee and Council at a future meeting.

Renfrew County Housing Corporation
Consolidated Treasurer's Report
DECEMBER 2023

Appendix I

| Description | YTD Actual | YTD Budget | Variance |
|---|-----------------------|-----------------------|------------------|
| SALARIES | 1,981,018 | 1,934,981 | 46,037 |
| BENEFITS | 509,500 | 529,213 | (19,713) |
| ADMINISTRATION | 1,188,364 | 1,407,926 | (219,562) |
| BUILDING - HEAT LIGHT POWER | 755,468 | 992,195 | (236,727) |
| BUILDING - CAPITAL REPAIRS - non TCA | 989,127 | 713,000 | 276,127 |
| BUILDING - ELEVATOR | 44,393 | 68,163 | (23,770) |
| BUILDING - GARBAGE REMOVAL | 94,825 | 78,572 | 16,253 |
| BUILDING - GROUNDS KEEPING | 114,147 | 72,510 | 41,637 |
| BUILDING - HEATING & PLUMBING | 128,979 | 142,325 | (13,346) |
| BUILDING - NATURAL GAS | 180,042 | 206,384 | (26,342) |
| BUILDING - PAINTING | 117,126 | 246,913 | (129,787) |
| BUILDING - REPAIRS & MAINTENANCE | 860,073 | 485,327 | 374,746 |
| BUILDING - SNOW REMOVAL | 487,442 | 440,000 | 47,442 |
| BUILDING - TAXES | 1,729,338 | 1,787,287 | (57,949) |
| BUILDING - WATER | 814,056 | 791,921 | 22,135 |
| FINANCIAL - COCHI | 0 | 0 | 0 |
| FINANCIAL - COHB | 6,240 | 0 | 6,240 |
| FINANCIAL - DEPRECIATION | 1,611,190 | 1,200,000 | 411,190 |
| FINANCIAL - HPP | 1,647,973 | 1,551,773 | 96,200 |
| HOME OWNERSHIP REVOLVING LOANS | 212,096 | 0 | 212,096 |
| FINANCIAL - IAH HADD | 39,250 | 68,000 | (28,750) |
| FINANCIAL - MORTGAGE - INTEREST | 491,223 | 491,429 | (206) |
| FINANCIAL - ONTARIO RENOVATES (IAH & SIF) | 0 | 0 | 0 |
| FINANCIAL - OPHI | 160,000 | 321,045 | (161,045) |
| FINANCIAL - RENT SUPPLEMENT | 275,773 | 290,761 | (14,988) |
| FINANCIAL - RENT WAIVER | 210,765 | 150,000 | 60,765 |
| Surplus Adjustment - Depreciation | (1,611,190) | (1,200,000) | (411,190) |
| Surplus Adjustment - Mortgage Principal | 307,809 | 307,736 | 73 |
| Surplus Adjustment - TCA | 4,960,717 | 4,100,200 | 860,517 |
| Surplus Adjustment - Transfer to Reserves | 0 | 0 | 0 |
| EXPENSES | 18,305,744 | 17,177,661 | 1,128,083 |
| COUNTY TRANSFER - BASE | 5,526,873 | 5,526,873 | 0 |
| COUNTY TRANSFER - COCHI | 706,622 | 546,000 | 160,622 |
| COUNTY TRANSFER - COCHI Admin | 14,355 | 28,709 | (14,355) |
| COUNTY TRANSFER - COHB | 6,240 | 3,000 | 3,240 |
| COUNTY TRANSFER - COHB Admin | 11,510 | 0 | 11,510 |
| COUNTY TRANSFER - SSRF | 1,294,984 | 2,000,000 | (705,016) |
| COUNTY TRANSFER - HPP | 2,647,973 | 1,651,773 | 996,200 |
| COUNTY TRANSFER - HPP Admin | 163,815 | 133,927 | 29,888 |
| COUNTY TRANSFER - IAH - HADD | 39,250 | 68,000 | (28,750) |
| COUNTY TRANSFER - IAH - Ontario Renovates | 0 | 0 | 0 |
| COUNTY TRANSFER - OPHI | 400,905 | 571,045 | (170,140) |
| COUNTY TRANSFER - OPHI Admin | 11,633 | 30,055 | (18,422) |
| COUNTY TRANSFER - CMHC FUNDING | 1,119,191 | 0 | 1,119,191 |

| | | | |
|---|-------------------|-------------------|------------------|
| GAIN / (LOSS) - DISPOSAL OF ASSETS | (81,768) | 0 | (81,768) |
| HOME OWNERSHIP REVOLVING LOANS | 212,096 | 0 | 212,096 |
| INTEREST ON INVESTMENTS | 121,089 | 75,000 | 46,089 |
| MISC REVENUE | 100,599 | 65,000 | 35,599 |
| PROV SUBSIDY - DEBENTURES | 474,077 | 474,077 | 0 |
| Surplus Adjustment - Transfer from Reserves | 1,205,490 | 1,204,200 | 1,290 |
| TENANT REVENUE | 5,013,314 | 4,800,002 | 213,312 |
| REVENUES | 18,988,247 | 17,177,661 | 1,810,586 |

| | | | |
|--------------------------------------|----------------|----------|----------------|
| Municipal SURPLUS / (DEFICIT) | 682,503 | 0 | 682,503 |
|--------------------------------------|----------------|----------|----------------|

| | | | |
|---|-------------|-------------|-----------|
| less: Surplus Adjustment - Depreciation | (1,611,190) | (1,200,000) | (411,190) |
| add: Surplus Adjustment - TCA | 4,960,717 | 4,100,200 | 860,517 |
| add: Surplus Adjustment - Transfer To Reserves | 0 | 0 | 0 |
| less: Surplus Adjustment - Transfer From Reserves | (1,205,490) | (1,204,200) | (1,290) |
| add: Surplus Adjustment - Principal Payments | 307,809 | 307,736 | 73 |

| | | | |
|---------------------------------------|------------------|------------------|------------------|
| Accounting SURPLUS / (DEFICIT) | 3,134,349 | 2,003,736 | 1,130,613 |
|---------------------------------------|------------------|------------------|------------------|

Renfrew County Housing Corporation
Balance Sheet
DECEMBER 2023

| | 2023 | 2022 |
|--|---------------------|---------------------|
| PETTY CASH | 550 | 550 |
| BANK ACCOUNT | 1,723,292 | 3,640,318 |
| CERTIFICATES OF DEPOSIT | 201,017 | 201,017 |
| RECEIVABLES - OTHER | 481,364 | 452,069 |
| RECEIVABLES - TENANT | 109,399 | 148,187 |
| ALLOWANCE FOR DOUBTFUL ACCOUNTS | (82,661) | (44,838) |
| DUE TO/FROM | 1,837,231 | 1,190,075 |
| REVOLVING LOAN FUND | (536,132) | (627,770) |
| PREPAID EXPENSES | 235,685 | 230,863 |
| INVENTORY | 0 | 0 |
| LAND | 2,018,776 | 2,018,776 |
| LAND IMPROVEMENT | 3,402,921 | 3,402,921 |
| BUILDING | 35,585,285 | 34,552,679 |
| MACHINERY & EQUIPMENT | 1,002,841 | 1,046,091 |
| VEHICLE | 540,570 | 534,435 |
| ROOFING SYSTEM | 3,291,238 | 2,113,258 |
| CONSTRUCTION - WIP | 2,914,421 | 388,446 |
| BUILDING ASSET RETIRMENT OBLIGATION | 17,179,952 | 0 |
| FIXED ASSETS CLEARING | 0 | 0 |
| ACCUMULATED DEPRECIATION | (43,531,853) | (26,994,603) |
| OTHER ASSETS | 0 | 0 |
| ASSETS | 26,373,896 | 22,252,472 |
| ACCOUNTS PAYABLE & ACCRUED LIABILITIES | (594,051) | (1,254,747) |
| ASSET RETIRMENT OBLIGATION | (17,179,952) | 0 |
| ACCRUED SICK LEAVE LIABILITY | (185,955) | (163,454) |
| ACCRUED WSIB LIABILITY | (24,259) | (23,187) |
| LONG TERM DEBT | (527,040) | (834,775) |
| ACCRUED INTEREST ON LTD | (1,158) | (1,827) |
| SURPLUS - ACCUMULATED | (4,727,134) | (18,964,074) |
| SURPLUS - CURRENT YEAR | (3,134,349) | (1,010,408) |
| LIABILITIES AND NET ASSETS | (26,373,896) | (22,252,472) |

RCHC-2024 Capital Projects

| Location | Work Description | Status | | | Comments |
|-----------------------------|------------------------------|--------------|--------------|--------------------------------------|----------------------------------|
| | | Budget | Quote | Status | |
| 202 Cecil - Pembroke | New Duplex | \$545,471.00 | \$495,000.00 | In Progress - 95 % complete | completion - April 30 |
| | | | | 2023 Carryover | |
| | | | | | |
| 229-231 Albert St. Arnprior | B2010 - Exterior Walls | \$25,000.00 | | | Schedule for Q3 |
| | | | | | |
| | | | | | |
| 72 Sullivan Cr. Arnprior | B2010 - Exterior Walls | \$25,000.00 | | | Schedule for Q3 |
| | | | | | |
| | | | | | |
| 204-242 Cecil St. Pembroke | G2050 - Landscaping | \$30,000.00 | | | Schedule for end of Q2 |
| | | | | | |
| | | | | | |
| 63 Russell Arnprior | B30 - Roofing | \$30,000.00 | | | |
| | | | | In Design with consultant | |
| | | | | | |
| 150 Elizabeth St. Pembroke | B1013 - Balcony Construction | \$34,000.00 | | In draft stage | |
| | | | | | |
| | | | | | |
| 26 Spruce Arnprior | G2049-B - Sheds | \$40,000.00 | | In draft stage | |
| | | | | | |
| | | | | | |
| 44 Lorne St. Renfrew | Garage Extension | \$50,000.00 | | | |
| | | | | | |
| | | | | | |
| 41 Vimy Boulevard Renfrew | B2010 - Exterior Walls | \$60,000.00 | | Tender closed , under review | |
| | | | | | |
| | | | | | |
| 19 Smith St. Beachburg | B2030 - Exterior Doors | \$86,250.00 | \$51,275 .00 | Tender Awarded -Valley Door & Window | Anticipate completion - early Q3 |
| | | | | | |
| | | | | | |
| 59 Wallace Eganville | C1060 - Kitchen Upgrade | \$184,000.00 | | On Hold | |
| | | | | | |
| | | | | | |
| 41 Vimy Boulevard Renfrew | A10 - Foundations | \$300,000.00 | | In review with consultant | |
| | | | | | |
| | | | | | |
| Various Apartment Buildings | Balcony Inspection & Repair | \$400,000.00 | | In design stage | |
| | | | | | |
| | | | | | |
| Various Apartment Buildings | Electrical Panel Upgrades | \$95,000.00 | | | Schedule for Q4 |
| | | | | | |
| | | | | | |

March 7, 2024

Andrea Patrick
Acting Director of Community Services, County of Renfrew
9 International Drive
Pembroke, ON K8A 6W5

Dear Andrea Patrick:

RE: Community Housing Priority Projects – Additional Funding Allocation for 2023-24

I regret to inform you that your business case submission in response to the request for priority projects was unsuccessful.

This was a difficult decision since a total of 41 top priority business case submissions were received from Service Managers and Indigenous Program Administrators for a total funding request of \$145 million.

A team of Ministry of Municipal Affairs and Housing staff developed and implemented a robust evaluation process to assess the large number of submissions and recommend the top ranked projects for program funding.

Your project may be submitted again for consideration next fiscal year.

I appreciate your partnership as we work together to deliver affordable housing programs and increase and improve the community housing stock in the province.

Regards,



Tanisha Lewis
Director
Housing Programs Branch

- c. Alison Fath-York, Manager, Local Government & Housing
Mila Kolokolnikova, Team Lead, Municipal Services Office

Office of the
County Warden



9 INTERNATIONAL DRIVE
PEMBROKE, ON, CANADA
K8A 6W5
613-735-7288
FAX: 613-735-2081
www.countyofrenfrew.on.ca

Appendix IV

March 13, 2024

The Honourable Paul Calandra
Minister of Housing
17th Floor, 777 Bay St.
Toronto, ON M7A 2J3
via email: minister.mah@ontario.ca

Honourable Rob Flack, Associate Minister
Ministry of Municipal Affairs and Housing
College Park 17th Floor, 777 Bay St.
Toronto, ON M7A 2J3
Via email: Minister.AMOH@ontario.ca

RE: 2023-2024 COCHI Funding Allocation

Dear Minister Calandra and Associate Minister Flack:

We sincerely appreciate the opportunity to submit our proposal for the additional 2023-2024 COCHI funding allocation to support renovations aimed at increasing social housing stock in the County of Renfrew. While we acknowledge the decision regarding our grant application, we remain committed to addressing the critical issues of homelessness, addictions, and mental health in our community.

It is with great enthusiasm that we introduce the County mesa program, an initiative that embodies bold and compassionate work to address the root causes of homelessness, addictions, and mental health issues.

Like the formidable landscape formation it derives its name from, our approach aims to provide a source of stability for those that have been challenged to reach the pinnacle on their journey to better health. The supports come from the collaboration amongst all of the concerned health care providers in the region and provides the resources, programs and wrap-around care that would ensure all community members the ability to thrive.

Mobile response teams will be created with Community Paramedics and crisis workers responding to calls across Renfrew County. Individuals will receive supports where they are in the community to connect them with services and housing support options. In addition, transitional supportive housing will be created to ensure individuals have the necessary supports to be able to successfully transition out of homelessness.

Mesa is an evidence-based “escalator model” designed to transition people out of harm and towards an equitable community landscape. Our goal is to support everyone to move towards health, well-being and a safe place to call home. The one direction, fluid model provides the innovative care and access to secure housing required for community members to thrive independently.

The mesa program aligns local economic development, planning, community well-being, social services and emergency services to help residents find a home they can afford that meets their needs. Alignment presents a unique opportunity for innovative housing investments, community design and development in an integrated local, rural model.

Housing is essential for fostering sustainable development and meeting the evolving needs in Renfrew County. Our community housing units are aging and many are in need of significant investment to complete necessary repairs and upgrades. We seek your government's support and partnership in our efforts to increase viability of our existing stock and to help us create additional units across the housing continuum in our community.

We look forward to the opportunity to discuss the County mesa program further and explore potential collaboration with the Ministry to achieve our shared objectives in creating a resilient and healthier community for all residents of the County of Renfrew.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Emon', followed by a long horizontal flourish.

Warden Peter Emon
County of Renfrew
warden@countyofrenfrew.on.ca

c. MPP John Yakabuski, Renfrew-Nipissing-Pembroke

**Ministry of
Municipal Affairs
and Housing**

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

**Ministère des
Affaires municipales
et du Logement**

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



234-2024-1413

March 25, 2024

Ms. Andrea Patrick
Acting Director of Community Services
County of Renfrew
9 International Drive
Pembroke, ON K8A 6W5

Dear Ms. Patrick:

Late last week, I received a letter from federal Minister Sean Fraser regarding Ontario's National Housing Strategy (NHS) Action Plan. The Minister has indicated that the federal government is cutting \$355 million in funding that goes to support the most vulnerable in our province.

The federal government has disagreed with the 11,529 community housing units that Ontario proposed to count towards the overall provincial target of building 19,660 new rent-assisted units as part of its NHS Action Plan. In doing so, they are refusing to recognize the important contributions made by Ontario's service managers to grow the provincial community housing stock while balancing other critical housing priorities, including the significant repair backlog.

As a result, the federal government is forcing the province to revisit the way we fund service managers in order for them to demonstrate greater progress against meeting our target. This directly impacts our ability to provide service managers with the autonomy and flexibility they need to address local housing priorities.

We believe this is unacceptable as we know that the flexibility provided to our service managers to spend money on local priorities leads to better outcomes for Ontarians.

Additionally, the federal position on NHS funding does not reflect some major factors that should be taken into account – factors that Ontario has repeatedly brought to the attention of the federal government. Since the NHS targets and outcomes were agreed to in April 2018, the economic landscape has shifted dramatically with the rising costs of building materials, supply chain disruptions, gaps in the labour market, and most of all, higher interest rates.

... /2

The federal position also does not consider the importance of ensuring that the current social housing stock is there for the many households that need it most through our focus on repairing and renovating units. While it is important to grow the stock, it is equally, if not more crucial, to ensure it does not shrink due to units that cannot continue to be offered because of deferred repairs and renovations.

Ontario's stock is the oldest in the country and in the greatest need for additional investment in repairs and renovations. A January 2024 report from the Housing Services Corporation reviewed 86,000 of Ontario's social housing units and found that more than 25,800, or 30% of these units, are at risk of being in critical condition by 2035 based on the Facilities Condition Index. By focusing on the repair backlog, Ontario has successfully staved off the risk to both affordability and availability of units for tens of thousands of families and overachieved on the NHS repairs target. In fact, we have effectively exceeded the overall nine-year repairs target by 170% to date.

Given the age of Ontario's stock, we question the federal government's singular focus on achieving a new supply target while adhering to a low repairs target, both of which were set more than 5 years ago. This approach would amount to gross negligence on our part as the stock would be at risk of deteriorating to a point where, over time, more units could be lost unnecessarily compared to how many are to be created by way of the 15% expansion target. Our approach, on the other hand, continues to support the financial and physical viability of the social housing stock over time, while also respecting the independence and autonomy of our service managers.

I have written back to Minister Fraser and have asked that he consider a revised NHS Action Plan that identifies solutions to address these concerns while not cutting crucial funding that you as service managers depend on.

To date, I have not received a response, as such I am writing to you today to inform you that there may be a significant impact in funding starting on April 1st.

We hope that the federal government will reconsider the approach they have chosen and come to the table as partners so that we can get to a resolution that will not put the most vulnerable Ontarians at risk.

Sincerely,



Hon. Paul Calandra
Minister of Municipal Affairs and Housing

- c. Michael Klimuntowski, Chief of Staff, Ministry of Municipal Affairs and Housing
- Martha Greenberg, Deputy Minister of Municipal Affairs and Housing
- Angela Cooke, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing

Appendix VI

Sent by email to: minister-ministre@infc.gc.ca

March 26, 2024

The Honourable Sean Fraser
Minister of Housing, Infrastructure and Communities
180 Kent St.
Ottawa, ON
K1P 0B6

Dear Minister Fraser,

I am writing today on behalf of Ontario's municipalities to urge against any cuts to federal funding for affordable housing. AMO members were deeply concerned to learn last week that your government is considering withholding almost \$355 million in funding under the National Housing Strategy. This would have devastating impacts on low-income families and individuals, and further exacerbate the housing crisis across the province.

Ontario's municipalities share your government's commitment to increasing the supply of deeply affordable, community, and supportive housing. It is a critical part of addressing the homelessness crisis that is undermining the health, social and economic foundations of families, communities and businesses across the country.

We also agree that these systemic issues decades in the making can only be solved if all three orders of government come together and contribute to solutions. As you are aware, Ontario municipalities are unique within Canada regarding our housing responsibilities, with the 47 municipal Service Managers and District Social Services Administration Boards (DSSABs) directly responsible for housing and homelessness.

Municipalities and DSSABs rely heavily on National Housing Strategy funding to make critical investments to both preserve the existing social housing stock and create new supply.

Despite these investments, the current community housing landscape in Ontario remains a significant challenge. As the provincial government has rightly pointed out, Ontario has the among the oldest stock in the country with a significant capital repair backlog, putting many existing units at risk.

Ultimately, we need to fundamentally re-think the way we fund community housing in Ontario and in Canada. But the answer is not unexpected funding cuts in the middle of a homelessness crisis. AMO urges you to work with the provincial government to develop an NHS Action Plan that works for all parties without penalizing Ontario's most vulnerable. Ontario's municipalities stand ready to work in partnership.

AMO has been eager to meet with you to talk about housing and infrastructure in Ontario, and we would welcome the opportunity to do so at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colin Best', with a long, sweeping horizontal line extending to the right.

Colin Best
President, Association of Municipalities of Ontario
Regional Councillor, Halton Region

Cc: The Honourable Paul Calandra, Ontario Minister of Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Ontario Ministry of Municipal Affairs and Housing
Kelly Gillis, Deputy Minister, Housing, Infrastructure and Communities

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

TO: Renfrew County Housing Corporation Board of Directors
FROM: Jennifer Dombroskie, Manager of Community Housing
DATE: April 10, 2024
SUBJECT: Monthly Report

INFORMATION

1. Barry's Bay and Area Senior Citizens Home Support Services

The Barry's Bay and Area Senior Citizens Home Support Services (BBASCHSS) operates from office facilities and the lounge area at 75 Stafford Street in Barry's Bay, providing assistance to tenants and community members. Over the past year, the organization received a Community Seniors Grant for their Life Legacies project, aiming to gather and share seniors' life stories to foster intergenerational learning and combat ageism. The Renfrew County Housing Corporation (RCHC) supported this initiative by providing space for sessions and project work.

The RCHC staff regularly observes the exceptional work conducted by BBASCHSS. Alongside delivering personalized health support, the organization actively cultivates a welcoming and inclusive community atmosphere at 75 Stafford Street. Each Thursday, BBASCHSS provides home cooked meals prepared in the lounge kitchen. Moreover, the organization extends its support to include assistance with light housekeeping, daily tasks like laundry, and errands such as grocery shopping and delivery, all of which significantly contribute to the welfare and quality of life of the senior residents.

Attached as Appendix RCHC – I is an invitation to a free community event at the Opeongo Senior Centre the afternoon of April 25, 2024 that will showcase the Life Legacies project.

RESOLUTIONS

2. Homelessness Prevention Program (HPP) Eligibility Criteria

Recommendation: THAT the Renfrew County Housing Corporation Board of Directors approves an increase to the income cut-off level for determining Homelessness Prevention Program (HPP) eligibility; AND THAT this change be applied retroactively to April 1, 2024.

Background

Homelessness Prevention Program (HPP) eligibility criteria are determined locally by service managers. The income cut-off levels used for eligibility were last updated several years ago and are based on Statistics Canada's after-tax Low-Income Measure (LIM). At that time, the County of Renfrew opted to align the HPP eligibility criteria with the Ontario Energy Support Program (OESP), which also uses LIM.

Recently, the OESP implemented new guidelines with updated LIM rates, effective March 1, 2024. In light of this change, staff recommend adopting the new LIM rates outlined in the OESP guidelines for determining eligibility for the HPP.

This recommendation is proposed as the preferred option because the HPP assists with hydro arrears, and aligning eligibility criteria with the OESP and Low-Income Energy Program (LEAP) ensures consistency in rules and processes across programs. This consistency can streamline administration and provide clarity for applicants and program caseworkers alike.

Current versus Proposed Eligibility Criteria:

| Household after Income Tax | Household Size | | | | | | |
|--|----------------|----------|----------|----------|----------|----------|----------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7+ |
| Current: < \$28,000 Proposed: \$38,000 or less | Eligible | Eligible | Eligible | Eligible | Eligible | Eligible | Eligible |
| Current: < \$39,000 Proposed: \$38,001 – \$54,000 | | Eligible | Eligible | Eligible | Eligible | Eligible | Eligible |
| Current: < \$48,000 Proposed: \$54,001 - \$65,000 | | | Eligible | Eligible | Eligible | Eligible | Eligible |
| Current: < \$52,000 Proposed: \$65,001 - \$71,000 | | | | | Eligible | Eligible | Eligible |

FREE COMMUNITY EVENT

Please join us

APRIL 25TH from 1-3PM
at THE OPEONGO SENIOR CENTRE
19 STAFFORD STREET (BARRY'S BAY)

to watch short films inspired by the
participants of

THIS IS MY MESSAGE TO YOU

We all have a story to tell no matter our age
and sharing them is how we learn about
ourselves and others.

*What do you want people to
remember about you and your life?*

*What is your wish for others and
their lives?*



Please contact Kathy Blomquist at 613-756-2772
with any questions.