



Renfrew County Housing Corporation

Wednesday, August 14, 2024 at 1:00 PM

Miramichi Lodge, 725 Pembroke Street W., Pembroke, Ontario

Agenda

	Page
1. Call to Order	
2. Land Acknowledgement	
3. Roll Call	
4. Disclosure of Pecuniary Interest and General Nature Thereof	
5. Adoption of the Minutes - June 12, 2024	4 - 6
Renfrew County Housing Corporation - Jun 12 2024 - Minutes	
6. Adoption of the Annual General Meeting Minutes - June 12, 2024	7 - 9
Renfrew County Housing Corporation Annual General Meeting - Jun 12 2024 - Minutes	
7. Delegations - None at time of mailing	
8. Director's Report	
a. Director Report	10 - 32
2024 Capital Projects	
Regional Incentive Plan Report	
Regional Incentive Plan Presentation	
Regional Incentives Program	
Recommendation: THAT the Renfrew County Housing Corporation Board directs staff to update the Municipal Housing Facilities By-law	

No. 27-12 as necessary to develop or provide support to various programs to enable the provision grants/loans to support affordable housing development including:

- The preparation of programs to fund:
 - Incremental tax relief on the County's portion of taxes;
 - Grants/loans for the one-time construction of an affordable unit;
 - Grants/loans for renovation of existing units to affordable units; and
 - The potential support for existing housing program: Rent Supplements.
- Include a recommended funding amount for Council to consider in the 2025 budget.

9. Manager of Community Housing Monthly Report

a. [RCHC Manager Report](#) 

33 - 74

[Treasurer's Report - June 30, 2024](#) 

[Annual General Report](#) 

[RCHC - Second Quarter Arrear Report 2024f](#) 

[RCHC- Second Quarter Comparison Arrears](#) 

[Maximum Rent Comparison Effective January 2025](#) 

Annual Rate Increase Guidelines - 2025

Recommendation: THAT the Renfrew County Housing Corporation Board of Directors approves an increase to rent in the amount of \$10.00 per month above the annual rent increase guideline of 2.5% for all units within the Renfrew County Housing Corporation that are below the Household Income Limits (HILs) rent rates for 2025.

10. New Business

11. Closed Meeting

Recommendation: THAT pursuant to Section 239 (2) of the Municipal Act, 2021, as amended, the Renfrew County Housing Corporation Board of Directors moves into a Closed meeting to discuss the following items:

1. labour relations or employee negotiations (Pay Equity), and
2. information explicitly supplied in confidence to the municipality or local board by Canada, a province or

territory or a Crown agency of any of them (COCHI Funding Initiative).

12. Date of next meeting (Tuesday, September 10, 2024) and adjournment

NOTE:

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



Renfrew County Housing Corporation

Wednesday, June 12, 2024 at 1:00 PM

Council Chambers

Minutes

Directors Present: Vice-Chair Debbie Grills, Councillor David Mayville, Councillor Neil Nicholson, Councillor Gary Serviss

Absent: Chair Anne Giardini, Warden Peter Emon, Councillor Ed Jacyno

Officers Present: Craig Kelley, Chief Executive Officer, Andrea Patrick, Chief Operating Officer, Daniel Burke, Manager of Finance/Treasurer

Also Present: Jason Davis, Director of Development and Property, Jennifer Dombroskie, Manager of Community Housing, April Muldoon, Manager of Community Supports, Margo Smith, Manager of Children's Services, Kevin Raddatz, Manager of Real Estate, Barb Tierney, Mesa Coordinator, Tina Peplinskie, Media Relations and Social Media Coordinator, Evelyn VanStarkenburg, Administrative Assistant

1. Call to Order

Vice-Chair Grills called the meeting to order at 1:40 p.m.

2. Land Acknowledgement

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

3. Roll Call

The roll was called.

4. Disclosure of Pecuniary Interest and General Nature Thereof

No pecuniary interests were disclosed.

5. Adoption of the Minutes - May 15, 2024

RESOLUTION NO. RCHC-C-24-06-38

THAT the minutes of the Renfrew County Housing Board of Directors meeting held on May 15, 2024 be approved.

Moved by: Neil Nicholson

Seconded by: Gary Serviss

CARRIED

6. Director's Report

The Chief Operating Officer and the Manager of Real Estate overviewed the Director's Report.

RESOLUTION NO. RCHC-C-24-06-39

THAT the Renfrew County Housing Corporation (RCHC) Board of Directors repeal Corporate Policy RCHC-02, Procurement of Goods and Services, and that the RCHC be subject to the County of Renfrew Corporate Policy GA-01, Procurement of Goods and Services as a wholly consolidated municipal service corporation of the County of Renfrew.

Moved by: David Mayville

Seconded by: Gary Serviss

CARRIED

RESOLUTION NO. RCHC-C-24-06-40

THAT the August 2024 meeting of the Renfrew County Housing Corporation Board be held at Miramichi Lodge, Pembroke.

Moved by: Gary Serviss

Seconded by: Neil Nicholson

CARRIED

RESOLUTION NO. RCHC-C-24-06-41

THAT the Director's Report be approved.

Moved by: Neil Nicholson

Seconded by: David Mayville

CARRIED

7. Manager of Community Housing Monthly Report

The Manager of Community Housing overviewed the Community Housing Monthly Report.

RESOLUTION NO. RCHC-C-24-06-42

THAT the Community Housing Monthly Report be approved.

Moved by: Gary Serviss

Seconded by: Neil Nicholson

CARRIED

8. Date of next meeting (Wednesday, August 14, 2024) and adjournment

RESOLUTION NO. RCHC-C-24-06-43

THAT this meeting adjourn and the next regular meeting be held on August 14, 2024, at Miramichi Lodge, Pembroke, Ontario. Time: 1:45 p.m.

Moved by: David Mayville

Seconded by: Gary Serviss

CARRIED

Warden

County Clerk



Renfrew County Housing Corporation Annual General Meeting

Wednesday, June 12, 2024 at 1:00 PM

Council Chambers

Minutes

Directors Present: Vice-Chair Debbie Grills, Councillor David Mayville, Councillor Neil Nicholson, Councillor Gary Serviss

Absent: Chair Anne Giardini, Warden Peter Emon, Councillor Ed Jacyno

Officers Present: Craig Kelley, Chief Executive Officer, Andrea Patrick, Chief Operating Officer, Daniel Burke, Manager of Finance/Treasurer

Also Present: Jason Davis, Director of Development and Property, Jennifer Dombroskie, Manager of Community Housing, April Muldoon, Manager of Community Supports, Margo Smith, Manager of Children's Services, Kevin Raddatz, Manager of Real Estate, Barb Tierney, Mesa Coordinator, Tina Peplinskie, Media Relations and Social Media Coordinator, Evelyn VanStarkenburg, Administrative Assistant

1. Call to Order

Vice-Chair Grills called the meeting to order at 1:00 p.m.

2. Land Acknowledgement

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

3. Roll Call

The roll was called.

4. Disclosure of Pecuniary Interest and General Nature Thereof

No pecuniary interests were disclosed.

5. Adoption of the Minutes - June 14, 2023

RESOLUTION NO. RCHC-C-06-35

THAT the June 14, 2023 minutes of the Annual General Meeting of the Renfrew County Housing Corporation be approved.

Moved by: David Mayville

Seconded by: Gary Serviss

CARRIED.

6. General Business

Lori Huber, CPA, CA, Partner, KPMG LLP reviewed the 2023 Audited Financial Statements for Renfrew County Housing Corporation.

Noted in the Audit Report was the inclusion of \$17 million for anticipated remediation costs for the removal of asbestos under the asset retirement obligation for scheduled renovations within the housing properties. Any demolitions or major renovations that are required in the future will be an additional expense to remove asbestos.

RESOLUTION NO. RCHC-C-06-36

THAT the draft Auditor's Report for the Renfrew County Housing Corporation for the year ended December 31, 2023 be approved.

Moved by: David Mayville

Seconded by: Neil Nicholson

CARRIED.

7. General Manager's Annual Report

The Chief Operating Officer advised that the General Manager's Annual Report for 2023 will be brought forward to the meeting of the Renfrew County Housing Board of Directors in August 2024.

8. Adjournment

RESOLUTION NO. RCHC-C-06-37

THAT this meeting adjourn. Time 1:34 p.m.

Moved by: Gary Serviss
Seconded by: David Mayville

CARRIED.

Warden

County Clerk

Draft

**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: August 14, 2024
SUBJECT: Director's Report

INFORMATION

1. Community Housing Capital Projects Update

Attached as information is the Renfrew County Housing Corporation 2024 Capital Projects Update as of July 31, 2024.

2. Update - 1030 Lea Street – New Build - Progress Report

The project has reached 100% completion on the multi-unit affordable and supportive housing complex at the corner of Lea and Douglas Streets in Pembroke, Ontario. Staff is currently collaborating with the contractor to address and complete deficiencies. In preparation for tenancy, maintenance staff and contractors are on-site to complete pre-move-in work such as lock changes and mailbox installations, as occupancy is scheduled for September 1, 2024. The total expenditure to date, including change orders, amounts to \$3,110,774.49, compared to the original contract value of \$3,114,679.73.

3. 2024-01 – Review of Expressions of Interest for Affordable Housing

According to our procurement policy, an Expression of Interest (EOI) is defined as a "Request for Expression of Interest" (RFEOI). This formal, non-binding process seeks information from suppliers about the feasibility and availability of specific goods and/or services in the marketplace. It helps determine if there are sufficient suppliers to justify moving forward with a Request for Quotation (RFQ), Request for Proposal (RFP), or Request for Tender (RFT).

The recent EOIs for affordable housing received have provided valuable insights into various approaches for addressing our affordable housing needs. Notably, some proposals were from consultants suggesting feasibility studies. These studies could help us assess the value of existing assets and develop strategies for replacing them with new assets.

Additionally, several proposals focused on modular homes, presenting a flexible and potentially cost-effective solution. By using a Request for Standing Offers (RFSO), we could expedite the production of new units as funds become available. However, some submissions included lease agreements that may not be favourable. These often involved providing land to contractors who then imposed dual leases: one for the property and another for maintenance, such proposals may be a disadvantage for the County.

Other proposals included setting up temporary residences, either permanently fixed or mobile, to address emergencies such as fires or natural disasters. This concept offers valuable flexibility in emergency situations.

One particularly notable proposal involved selling County of Renfrew properties and units in the Arnprior area to a developer in exchange for the construction of 300 new units at 450 O'Brien in Renfrew. While this concept is intriguing and warrants further investigation, the financial details were unclear, particularly regarding ownership and responsibility for costs.

In summary, recommendations are as follows:

- Conduct a feasibility study through a consultant to better understand our existing assets and potential new developments.
- Develop a Request for Standing Offers (RFSO) for modular homes to ensure swift action when funding becomes available.
- Continue replacing single-unit wartime homes with duplexes and triplexes across Pembroke, Renfrew, and Arnprior.
- Consider the Community Living proposal for adding units on leased property, as it aligns with our objectives.
- Review the Clover Health proposal further, as it supports mental health and addiction, aligning with our goals for supportive housing. This submission merits additional evaluation by staff in multiple departments.
- Continue discussions with Habitat for Humanity for an agreed upon location for a project.

Overall, the EOIs received were diverse and generated considerable interest, reflecting the productive outcomes of the Housing Summit. A total of 13 proponents submitted 18 proposals, showcasing innovative ideas and potential paths to move forward for addressing our housing needs. Staff will further review giving consideration for the prospective proposals identified in the EOI.

4. **Regional Incentives Program**

Recommendation: THAT the Renfrew County Housing Corporation Board directs staff to update the Municipal Housing Facilities By-law No. 27-12 as necessary to develop or provide support to various programs to enable the provision grants/loans to support affordable housing development including:

- The preparation of programs to fund:
 - Incremental tax relief on the County's portion of taxes;
 - Grants/loans for the one-time construction of an affordable unit;
 - Grants/loans for renovation of existing units to affordable units; and
 - The potential support for existing housing program: Rent Supplements.
- Include a recommended funding amount for Council to consider in the 2025 budget.

Background

Junior Planners, Nicole Moore and Liwen Zuo, from the Development and Property Department will present an overview on the attached report regarding the Regional Incentives Plan.

RCHC-2024 Capital Projects

Location	Work Description	Status		Comments	
		Budget	Quote		
202 Cecil - Pembroke	New Duplex	\$545,471.00	\$531,947.17	Project 100% complete	Project completed - May 22
229-231 Albert St. Arnprior	B2010 - Exterior Walls	\$25,000.00	\$17,800.00	Awarded	Project start date - Sept 15
72 Sullivan Cr. Arnprior	B2010 - Exterior Walls	\$25,000.00			Schedule for Q3
204-242 Cecil St. Pembroke	G2050 - Landscaping	\$30,000.00	\$19,500.00	Quotes received to date:	Anticipate completion Oct .
				Tree Removal	
				Fence Repair Landscaping	
63 Russell Arnprior	B30 - Roofing	\$30,000.00		In Design with consultant	Tender - Sept.
150 Elizabeth St. Pembroke	B1013 - Balcony Construction	\$34,000.00		In draft stage	Tender - Sept.
26 Spruce Arnprior	G2049-B - Sheds	\$40,000.00		In draft stage	Schedule for early Q4
44 Lorne St. Renfrew	Garage Extension	\$50,000.00	\$37,400.00	Project 100 % complete	Project completed
41 Vimy Boulevard Renfrew	B2010 - Exterior Walls	\$60,000.00		Design completed	Tender in Sept.
19 Smith St. Beachburg	B2030 - Exterior Doors	\$86,250.00	\$51,275 .00	Project 100 % complete	Project Completed - May 31
59 Wallace Eganville	C1060 - Kitchen Upgrade	\$184,000.00		On Hold	
41 Vimy Boulevard Renfrew	A10 - Foundations	\$300,000.00		Awarded to consultant and in design	Commencing Geotechnical Invetigations
Various Apartment Buildings	Balcony Inspection & Repair	\$400,000.00		Inspections ongoing with Engineer	Deficiencies identified at 8 buildings requiring repair and inspections on remining balconies continuing
Various Apartment Buildings	Electrical Panel Upgrades	\$95,000.00		Proposal requested	Schedule for early Q4

Regional Incentives Program & Affordable Housing Supports: An Information Report

Overview

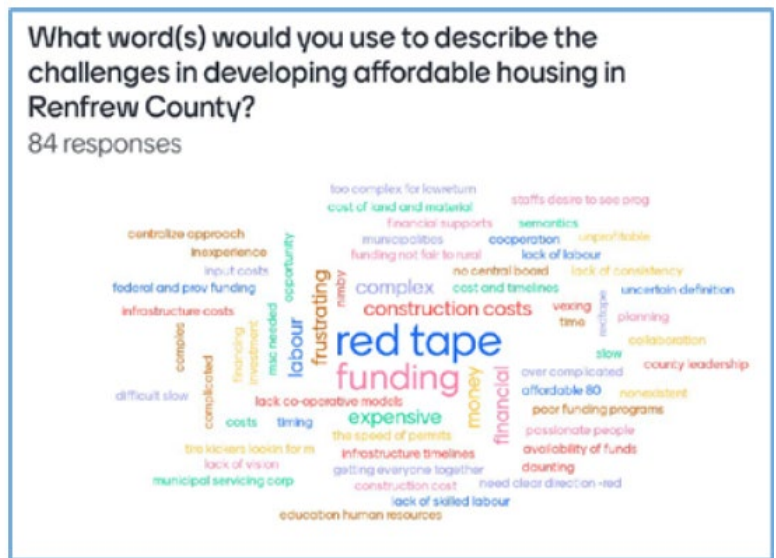
An ongoing housing availability and affordability crisis continues to impact communities across Ontario, including within Renfrew County. To address this, the County of Renfrew has established a goal (Goal #5) in the County Strategic Plan to address the affordability and attainability of housing. Relatedly, a variety of housing related programs and initiatives have been undertaken by the County, including:

- supporting and reducing regulations in the Official Plan and zoning by-laws;
- adopting provisions to support additional dwelling units on existing lots; and
- establishing the Mesa program, which takes a “housing first” approach to support those who are precariously housed.

The County is also exploring the use of County-owned lands as potential development sites, and working with the private development sector and not-for-profit groups for the creation of additional affordable/attainable housing.

Housing affordability and attainability remains a key focus of the Eastern Ontario Wardens’ Caucus (EOWC). Across the EOWC’s region, people are waiting an average of almost 5 years (and up to 10 years in some cases) to access community rental housing. As part of the Ontario Government’s goal of building 1.5 million homes by 2031, the EOWC is looking to do their part in increasing housing supply. This will be accomplished through the “7 in 7+ plan”, which would see 7,000 community rental units constructed to address the wait lists, and bring on nearly 21,000 additional market rate units.

On April 4, 2024, the County hosted the Renfrew County Housing Summit with the broader aim to bring stakeholders together and share insights with the common goal of putting us on the path to tackling issues of affordability, accessibility, and the housing supply. Participants were encouraged to share insights and expertise to identify actionable strategies for promoting new home construction in Renfrew County. When participants were asked to articulate the biggest challenges in developing affordable housing, red tape emerged as the primary hurdle, closely followed by the pressing need for increased funding.



The final report from the housing summit provides the following recommendations to support attainable housing efforts in the County:

- Explore the development of a plan, like a Community Improvement Plan (CIP) or Regional Incentives Program (RIP) to stimulate private and non-profit sector investment in attainable housing;
- Promote and support the Mesa initiative;
- Incentivize private sector landlords to offer affordable housing;
- Increase funding and revise criteria for housing repair programs aimed at assisting landlords in repairing and adapting rental housing for seniors and other vulnerable populations;
- Advocate for additional funding for rent supplement programs; and
- Secure funding to support rental housing repairs.

The housing issue in Canada, Ontario, and the County of Renfrew presents complex challenges that require collaborative efforts from all levels of government and stakeholders. While various initiatives have been implemented to address affordability, accessibility, and supply issues, there remains a pressing need for sustained investment and innovative solutions to ensure that all individuals and families have access to safe, affordable, and suitable housing options. At the housing summit the Warden asked the room “If not us, then who?”.

At the May 29th, 2024 County Council meeting, staff were directed to investigate the establishment of a RIP. This plan will enable the County to offer financial support to local municipalities for implementing their respective Community Improvement Plans (CIPs) and making an investment into the community to address affordability.

The following report provides background information on CIPs and the present state of local CIPs in the County, before then exploring RIP governance models and approaches from other Counties. Lastly, an overview and recommendations are provided regarding alternative financial assistance methods to incentivize private and not-for-profit entities to uptake affordable housing initiatives.

Background

Planning Act

Section 28 of the *Planning Act* outlines who can conduct community improvement activities and how this can occur. Only local municipalities and certain upper-tier municipalities can adopt community improvement plans that provide grants or loans directly to residents. The County of Renfrew is not a prescribed municipality under the regulations of the *Planning Act*, and therefore does not have the ability to have its own CIP.

Under subsection 7.2, upper-tier municipalities are permitted to provide lower-tier municipalities with grants or loans to support a local CIP. For this to occur, there must be a policy(s) implemented within the upper-tier municipality’s Official Plan

that enables the activity. Additionally, the lower-tier municipality(s) must have an active CIP for the upper-tier to provide the grant or loan to.

This policy enables upper-tier municipalities to participate in local CIPs, and provides the foundation for a Regional Incentives Program.

Local Community Improvement Plans

Of the 17 member local municipalities, only seven (7) have active CIPs. Many of the other municipalities have expressed interest in creating or restarting a CIP, but indicated they have been unable to do so due to a lack of funds and/or staff resources.

Local municipalities with CIPs include:

- Town of Arnprior
- Town of Renfrew
- Town of Deep River
- Town of Petawawa
- Township of Bonnechere Valley
- Township of Laurentian Valley
- Township of Whitewater Region

Each of the listed local municipalities have varied incentives. Some common types of existing financial incentives include:

- Signage, façade improvement. *
- Accessibility improvement *
- Landscaping and parking improvement *
- Tax increment equivalent grant *
- Municipal application/permit fees *
- Brownfield rehabilitation/development
- Heritage property improvement

There are also a few special incentives provided by only certain local municipalities. These include:

- Building improvement / energy efficiency*
- Septic system improvement *
- Agriculture value-added
- Shoreline restoration
- Cattle fencing

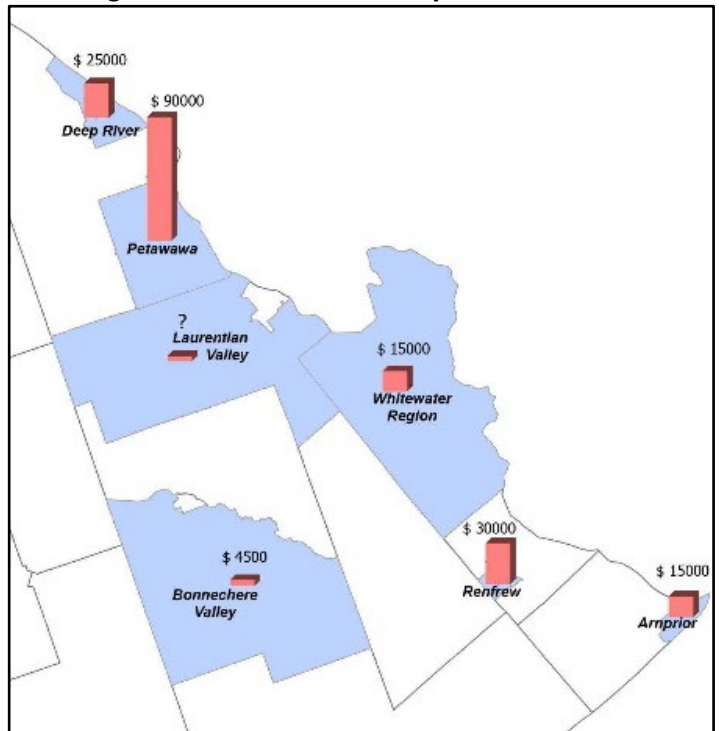
(* Denotes incentives that are most commonly applied for by residents/property owners based on local municipalities' comments)

Funding

Funding for CIP budgets mainly comes from property tax revenue, and the amount is approved by local council's budgets annually. Some municipalities were initially funded by a one-time grant from the Province of Ontario. Funding amounts differ across local municipalities and can vary each year.

According to comments provided by local municipalities, 2024 CIP budgets range from \$4,500 to \$90,000, with an average of \$30,000 (see right). In some local municipalities, the budget is exhausted after a few applicants. Due to limited funding, grants are generally provided on a first-come, first-served, rolling basis. Any unused portion is moved into reserves.

CIP Budgets across Renfrew County



Applications

Based on information provided by local municipalities, the average number of applications per year ranges from 1 to 7, with an average of 4 applications per year. In some of the local municipalities, the number of applications tends to decrease each year.

Potential reasons behind the limited and decreasing number of applicants include:

1. Limited funding.
2. Limited marketing.
3. Residents are too busy to apply.

Some local municipalities have mentioned they have seen works completed that would have been eligible for CIPs, but were not applied for.

Regional Incentive Programs in Other Upper-Tier Municipalities

Governance

Staff examined four upper-tier municipalities with existing RIPs, including: the County of Bruce; the Counties of Stormont, Dundas, and Glengarry; County of Elgin; and the County of Wellington. Several other upper-tier municipalities were also noted to be in the process of developing an RIP. Amongst the existing RIPs,

one of two (2) governance models are typically adopted: a committee-based model, or a staff-delegated model.

The committee-model consists of appointed County Council members, staff, and/or residents, and is generally structured as follows:

- A resident-submitted application is received and reviewed by municipal staff and/or the Committee;
- If reviewed by staff:
 - The application and staff comments are then forwarded to the Committee, who recommended approval or denial;
 - A report summarizing a group of recommended approvals and denials are provided to County Council for final decision making; and
 - The Committee informs the resident of the final decision.
- If reviewed by the Committee:
 - The Committee make a decision based on a set of established criteria;
 - The Committee informs the resident of the final decision.
- If the application is successful, the resident can undertake the work
- Once completed, the work is inspected for final approval
- Funding is then dispersed to the local municipality, who provide the funds to the resident.

Additional responsibilities of the Committee include making recommendations regarding which type of incentives will be supported in the present calendar year, program marketing, and program monitoring.

The staff-delegated model is undertaken between local and County staff, and is generally implemented through the following approach:

- A resident-submitted application is received and reviewed by County staff;
- If the project fulfills pre-determined criteria, County staff forward the application details to the applicable local municipality's staff for approval;
- Once approved, the applicant is notified by County staff and are required to sign a letter of offer for the grant;
- County staff follow up with the applicant to check on the status of the project;
- Upon completion of the work, proof is provided by the applicant;
- Funding is then dispersed to the local municipality, who provide the funds to the applicant.

Similar to the Committee-based model, County staff would also responsible for marketing, monitoring, and making available incentive recommendations. Notably, it may be possible to conduct this approach using a "bottom-up" method, where the roles of municipal and County staff are switched.

Available Programs

The type of incentives available vary between Counties, and are dependent on existing local CIPs and annual funding priorities. Most of the Counties examined prioritized support for housing, tourism, agriculture, and brownfield initiatives. With this in mind, the most common types of incentives offered or planned include:

- Downtown/Main Street Improvement Grants (ex. façade, signage, and property improvements)
- Development Support Grants (ex. studies, design work, application and permit fees)
- Building Conversion/Expansion Grants
- Tax Equivalent Increment Grants (ex. affordable housing, new or additional rental units, brownfield)

Other incentives of interest include:

- Business Accessibility Grant – provides funding to upgrade or renovate commercial buildings to remove barriers for people with disabilities
- Agri-Food Innovation Grant – provides funding to agricultural operators to improve or implement new value-added technologies
- Energy Efficiency Retrofit Grant – provides funding towards commercial and residential retrofits that improve a building's overall energy efficiency
- Brownfield Financial Tax Assistance – provides tax assistance to properties that require environmental remediation and/or risk assessment/management prior to development

There are many examples of programs such as these across Ontario, though not all local CIPs provide these programs. The County of Renfrew cannot create or fund our own programs under current legislation. We can only participate in, and provide funding for, pre-existing programs that are present within local municipalities' CIPs.

Funding

Initial research suggests that RIPs are funded through tax dollars, with annual budgeted amounts ranging from \$125,000 to \$250,000.

The percentage of the County's contribution to each CIP program varies, though a 50% matching grant is most frequently utilized. If local municipal funding is spent before the County's portion of the funding, an option is available where only the County portion, through the Township, can be provided to a successful applicant. Should both local and County funding be expended, applicants can be put on a waitlist or encouraged to re-apply the following year.

To encourage an equal opportunity for funding across applicants and projects, some Counties choose to limit the number of times an applicant can participate within a

given timeframe. This objective can also be met by limiting the amount of funding an applicant receives based on any external grants or government funding that the project has already received. In other cases, stackable grants deriving from a local CIP are permitted, so long as the applications address distinctly separate aspects of the specific project and do not exceed a set total amount.

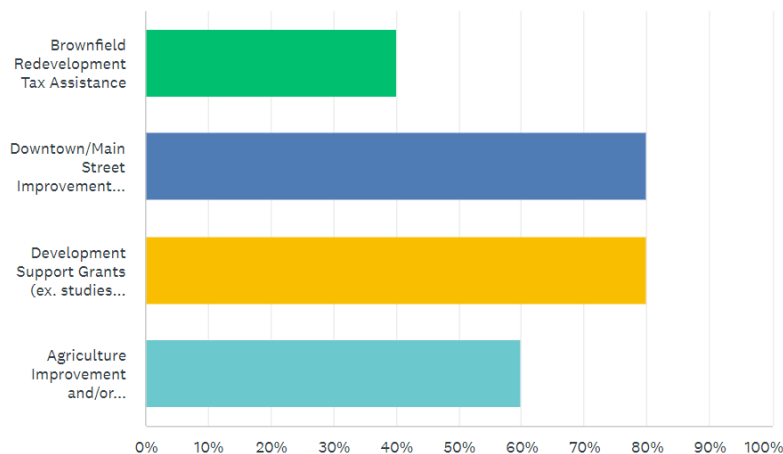
Local Municipal Feedback

A survey regarding opinions on a potential RIP was conducted with local municipalities that have existing CIPs. A brief summary of the survey results are provided below.

The survey asked local municipalities what incentives they think are regionally important. Among the four incentive options provided, the rates of selection are as follows:

Which of the following incentives do you think are regionally important?
Select all that apply.

Answered: 5 Skipped: 0



Downtown/Main street improvement	80%
Development Support Grants	80%
Agriculture Improvement and/or Innovation Grants	60%
Brownfield Redevelopment Tax Assistance	40%

Other incentives local municipalities think are regionally important include: Affordable Housing, Tax Relief/Abatement, Accessibility Grants, and Parking Lot Improvements.

A suggestion was also made for the County to focus on funding larger projects, and let the local communities focus on localized needs that are easier to support.

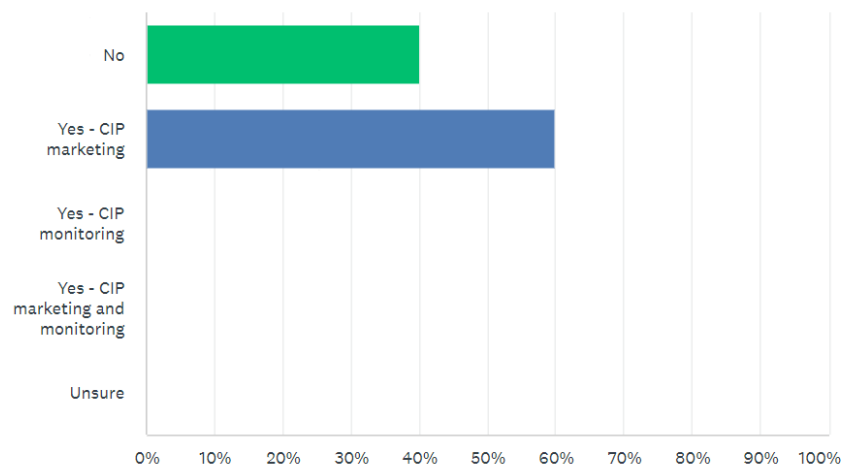
Local municipalities were also asked what annual amount would be ideal for CIP financial assistance. The ideal annual amounts range from \$5,000 to \$25,000, with an average of around \$12,000 per local municipality.

One current CIP recommends that \$30,000 per year be allotted, but presently only 50% of this amount is funded. It was suggested that the County provide an additional 50% matching amount. Some local municipalities indicated that the more money provided, the better it would be for businesses and growth. Another suggestion was to provide an additional 25% of the project cost in addition to the usual 50% grant provided by the local municipalities.

Lastly, the survey asked if there were any other aspects of local municipalities' CIPs that would benefit from additional support. The results of this are provided below:

Aside from funding, are there any other aspects of your municipality's CIP that would benefit from additional support?

Answered: 5 Skipped: 0



Housing Affordability – Housing Facilities By-law

As previously indicated, without a regulation change to the Ontario *Planning Act*, the County cannot have its own CIP to directly fund affordable housing projects. Housing affordability can be supported through a RIP, but only if local municipalities' CIPs have a program in place to support this, such as a tax increment equivalent or development support grant.

Based on our research and conversations with colleagues in other Counties, instead of utilizing a RIP under the *Planning Act*, the County can provide certain funding and assistance for affordable housing through the Housing Corporation. Several jurisdictions have done this through their Municipal Housing Facilities By-law to identify funding for affordable housing and to develop a budgeted amount of support. The County has a municipal facilities by-law (27-12) which could be

updated with some minor modifications. With an updated by-law, the County of Renfrew could implement and/or provide financial support to various affordable housing initiatives such as:

- Incremental tax relief on the County's portion of taxes;
- Grants/loans for the one-time construction of an affordable unit;
- Grants/loans for renovation of existing units to affordable units; and
- Rent supplements.

Notably, the Housing Corporation already has a rent supplement program in place. The program was implemented on April 1, 2024 to help increase the number of Rent-Geared-To-Income subsidies within the County of Renfrew. It is funded by the municipality and the Homelessness Prevention Program, the number of subsidies available annually depends on the budget and varies according to household income changes. Qualified applicants must have household income below the household Income Limits (HILs) set by the *Housing Services Act*.

These would be County based and funded programs that are not required to be supported or approved by a local municipal CIP. A key component of this is that for each individual use of the programs, a by-law is necessary to declare the benefiting property as a "municipal interest" in order to comply with sections 106 and 107 of the *Municipal Act*.

In consideration of this information, staff do not recommend that the County pursue a regulation change to the *Planning Act* to become a prescribed municipality and implement a County-wide CIP. Instead, it is recommended that the County consider updating its existing Municipal Housing Facilities By-law No. 27-12 through the Renfrew County Housing Corporation to facilitate and fund affordable housing programs. The modifications to the housing by-law would enable the County to develop the program(s) to allow us to directly provide financial assistance to private and not-for-profit sector affordable housing.

Staff Recommendations

- 1) THAT the Development and Property committee recommends that County Council direct the development and property staff to undertake an Official Plan Amendment, to enable policies that would allow the County to provide grants/loans to local Community Improvement Plan initiatives which includes:
 - The preparation of a Regional Incentives Program;
 - That the Regional Incentives Program have a staff-delegated governance structure; and
 - That the Regional Incentives Program include a recommended funding amount for Council to consider in the 2025 budget.
- 2) THAT the Community Services Committee recommends that County Council direct the community services staff to update the Municipal Housing Facilities By-law No. 27-12 as necessary to develop or provide support to various programs to

enable the provision grants/loans to support affordable housing development including:

- The preparation of programs to fund:
 - Incremental tax relief on the County's portion of taxes;
 - Grants/loans for the one-time construction of an affordable unit;
 - Grants/loans for renovation of existing units to affordable units; and

 - The potential support for existing housing program: Rent Supplements.
- Include a recommended funding amount for Council to consider in the 2025 budget.

Date: August 13, 2024

Prepared by: Liwen Zuo, Planning Co-op Student; Nicole Moore, Junior Planner

Regional Incentives Program & Affordable Housing Supports



Research Context

Programs & Initiatives

- Updating the Official Plan and Zoning By-laws
- Supporting additional dwelling units
- Mesa program
- Exploration and collaboration
- Eastern Ontario Warden's Caucus "7 in 7+ Plan"



Research Context

Housing Summit Recommendations

- Explore Community Improvement Plans (CIPs) or Regional Incentives Programs (RIPs)
- Incentivize private sector affordable housing
- Increase funding and revise criteria for housing repair programs
- Additional funding for rent supplement programs



Legislative Basis

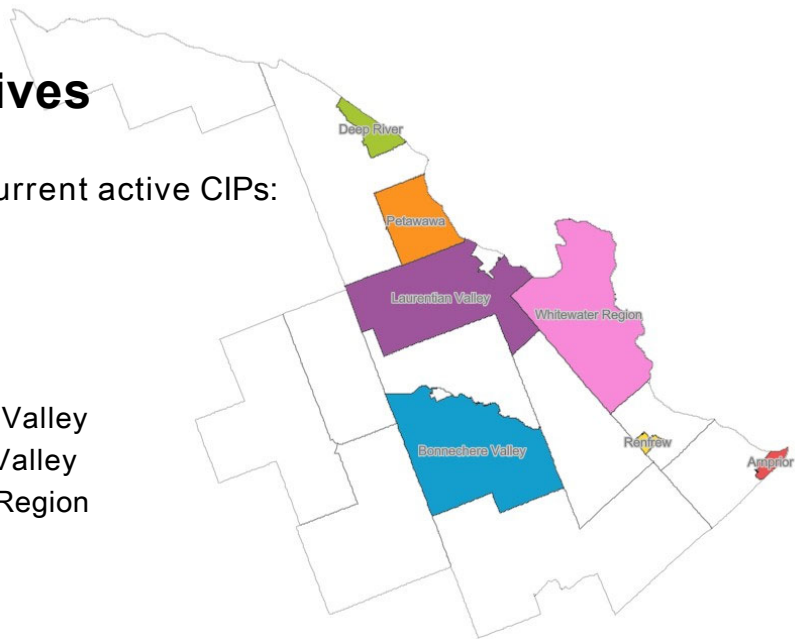
- Section 28 of the *Planning Act*
- **Only** local municipalities and prescribed upper-tier municipalities can adopt CIPs
- Upper-tier municipalities can provide grants to lower-tier municipalities to **support existing** local CIPs



Current CIP Incentives

7 Local Municipalities with current active CIPs:

- Town of Arnprior
- Town of Renfrew
- Town of Deep River
- Town of Petawawa
- Township of Bonnechere Valley
- Township of Laurentian Valley
- Township of Whitewater Region



Current CIP Incentives

Common Incentives:



Signage, Façade Improvement



Accessibility Improvement



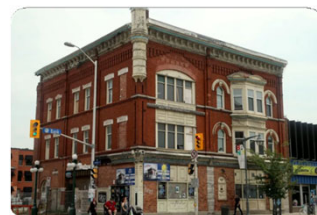
Landscaping & Parking Improvement



Tax Increment Equivalent Grant
Municipal Application/Permit Fees



Brownfield Rehabilitation/
Development



Heritage Property Improvement



Current CIP Incentives

Special Incentives:



Building Improvement/
Energy Efficiency



Septic system improvement



Agriculture Value-Added



Shoreline Restoration

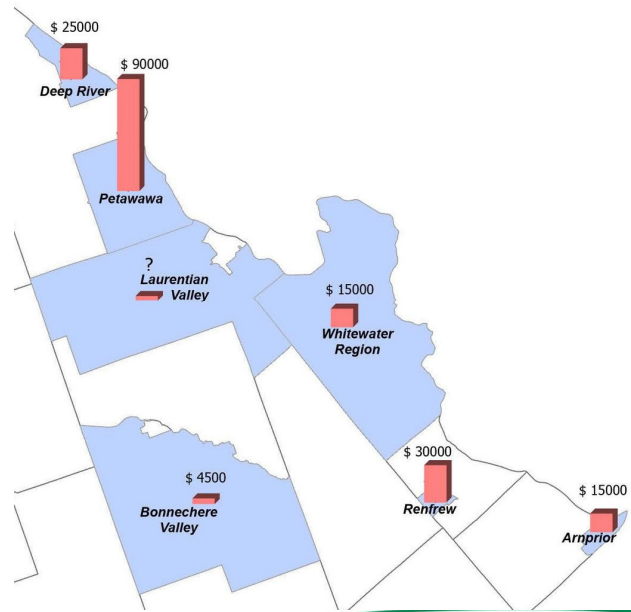


Cattle fencing



Funding

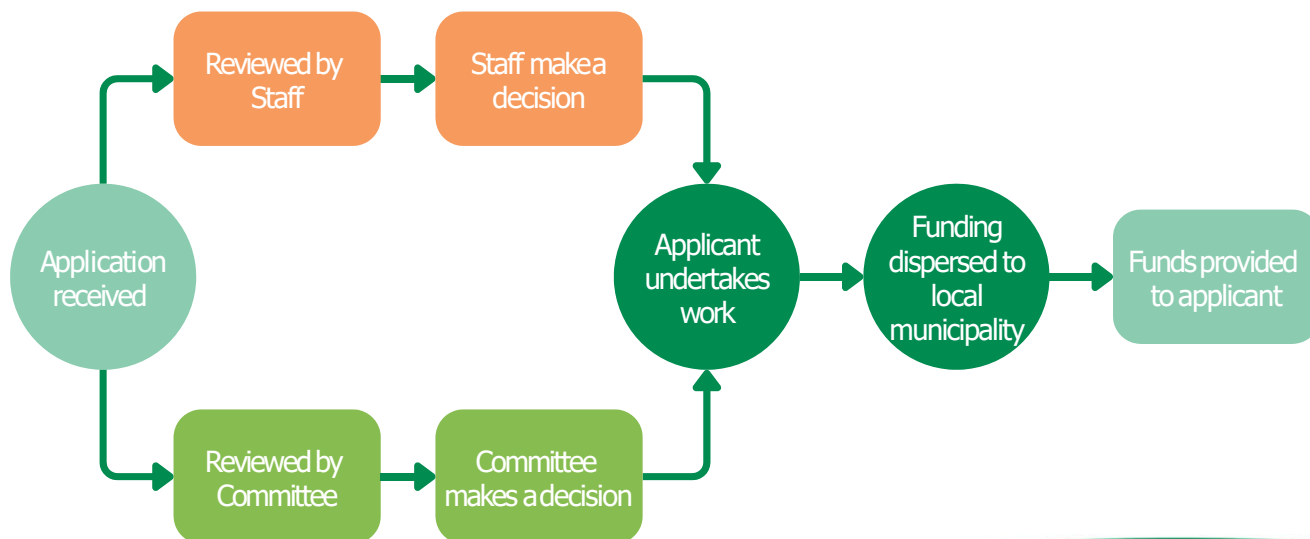
- Funding Source: Municipal Property Tax
- 2024 CIP Budget per local Municipalities:
 - On average **\$30,000**



Regional Incentives Programs (RIPs) Examination



Governance



Common Regional Programs



Downtown/Main Street Improvements



Development Support



Building Conversion/Expansion



Tax Equivalent Increment



Other Incentives of Interest



Business Accessibility



Energy Efficiency Retrofit



Agri-Food Innovation

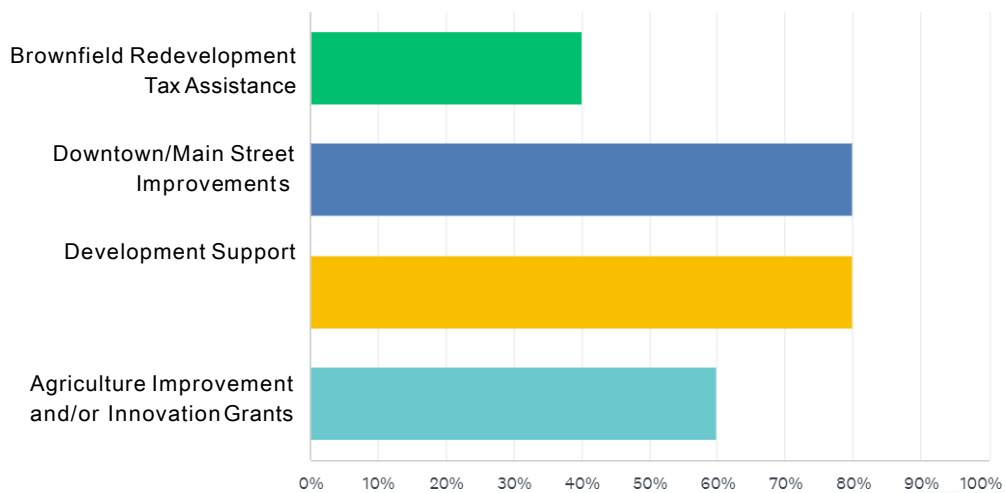


Funding

- Annual budgeted amounts range from **\$125,000 - \$250,000**
- County's contribution to a CIP typically a 50% matching grant



Which of the following incentives do you think are regionally important?



Housing Affordability

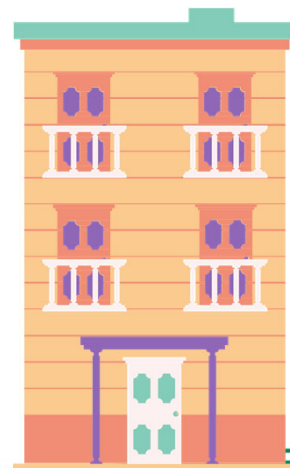


Municipal Housing Facilities By-law

How can it support affordable housing?

- Incremental tax relief
- Grants/loans for construction of an affordable unit
- Grants/loans for conversions to affordable units
- Rent Supplement Program*

*Pre-existing through Renfrew County Housing Corp.



Municipal Housing Facilities By-law

How will it work?



- Amend existing Housing By-law
- Create & identify programs to be supported (to be included in budget)
- Requires a by-law to be passed for each property/project to declare the benefiting property as a “municipal interest”



Development & Property

Recommend that Council direct staff to undertake an Official Plan Amendment, to enable the County to provide grants/loans to local CIP initiatives, including:

- The preparation of an RIP;
- That the RIP have a staff-delegated governance structure; and
- That the RIP include a recommended funding amount to be considered in the 2025 budget.

Community Services

Recommend that Council direct staff to update Municipal Housing Facilities By-law No. 27-12 as necessary to support affordable housing, including:

- The preparation programs to fund:
 - Incremental tax relief (County’s portion);
 - Grants/loans for affordable unit construction;
 - Grants/loans for conversion of existing units to affordable units; and
 - Potential support for existing rent supplement program
- Include a recommended funding amount to be considered in the 2025 budget.



**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: August 14, 2024
SUBJECT: Monthly Report

INFORMATION

1. Treasurer's Report

Attached as information is the Treasurer's Report for the Renfrew County Housing Corporation as of June 30, 2024.

2. Annual General Report

Attached as information is the 2023 Annual General Report for Renfrew County Housing Corporation.

3. 2024 Second Quarter (April 1– June 30) Community Housing Registry Waitlist

	New Applications	Cumulative Applications	Transfer Applications	Special Priority Applications
<i>Senior</i>	7	67	27	0
<i>Adult</i>	155	998	26	19
<i>Family</i>	42	536	32	100
<i>Totals</i>	204	1601	85	119

Bedroom Size Requested	Senior	Adult	Family
1	79	996	0
2	5	53	400
3	0	7	287
4	0	5	158
5	0	0	98
<i>Totals</i>	84	1061	943

4. **2024 Second Quarter (April 1 – June 30) Move Ins, Move Outs, and Internal Transfers Comparison**

	Move Outs	Move Ins	Internal Transfers
<i>Pembroke & Area</i>	16	9	3
<i>Renfrew</i>	8	4	3
<i>Arnprior</i>	5	8	3
<i>Total</i>	29	21	9

5. **2024 Second Quarter (April 1 – June 30) Landlord and Tenant Board Notices and Applications**

	Arnprior	Renfrew	Pembroke & Area
<i>N4-Notice to Terminate Tenancy Early for Non-Payment of Rent</i>	182	197	240
<i>N5-Notice to Terminate Tenancy Early</i>	6	6	1
<i>L1-Application to Evict a Tenant for Non-payment of Rent and to Collect Rent</i>	0	0	0
<i>L2-Application to End a Tenancy and Evict a Tenant or Collect Money</i>	2	2	1

6. **2024 Second Quarter (April 1 – June 30) Renfrew County Housing Corporation Rent Arrears**

Attached as information is the Arrears report.

Attached as information is the Arrears Comparison report.

RESOLUTIONS

7. **Annual Rent Increase Guideline for 2025**

Recommendation: THAT the Renfrew County Housing Corporation Board of Directors approves an increase to rent in the amount of \$10.00 per month above the annual rent increase guideline of 2.5% for all units within the Renfrew County Housing Corporation that are below the Household Income Limits (HILs) rent rates for 2025.

Background

There is a variation in maximum rent charges for similar units across the Renfrew County Housing Corporation (RCHC) portfolio. The reason behind the variance is before RCHC was established on January 1, 2001, the properties were managed by different housing corporations, each setting different rent amounts. When RCHC took over, these rents were retained and increased according to prescribed guidelines.

In September 2018, staff proposed Resolution RCHC-C-18-09-37 to address significant rent disparities for one-bedroom units. Rural areas like Deep River,

Cobden, Eganville, Beachburg, Barry's Bay, and Palmer Rapids had much lower rents compared to Arnprior, Renfrew, and Pembroke. The resolution mandated a \$10 monthly increase on top of the guideline amount for rural apartments from 2019 to 2023.

Service Managers have the authority to increase rent above the guideline percentage under the following legislation:

- Section 120 of the Residential Tenancies Act generally caps rent increases at the guideline amount, but Section 7 allows exceptions for designated housing projects managed by a service manager or local housing corporation.
- Section 40 of the Housing Services Act requires rent-geared-to-income (RGI) eligibility for households with income not exceeding the Household Income Limits (HILs), as stated in Regulation 370/11. Service managers must set RGI maximum rents within HILs limits.

The recommendation for 2025 aims to standardize maximum rents across the full RCHC portfolio to match HILs rates. New tenants shall have their rents set at HILs rates, with the RGI subsidy applied. If a tenant no longer qualifies for the RGI subsidy, their rent is adjusted to the maximum HILs rate.

RCHC tenants who currently pay maximum rent will be impacted by the recommended increase. Tenants who currently received a rent subsidy will not be impacted. As of July 2024, 112 tenants pay the maximum rent because their income exceeds the RGI subsidy threshold: 59 in Pembroke, 30 in Renfrew, and 23 in Arnprior.

Renfrew County Housing Corporation
Consolidated Treasurer's Report
JUNE 2024

<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	957,963.04	1,244,801.00	(286,837.96)	2,489,601.00
BENEFITS	251,280.84	339,623.00	(88,342.16)	679,245.00
ADMINISTRATION	594,157.83	824,209.00	(230,051.17)	1,407,913.00
BUILDING - HEAT LIGHT POWER	602,000.76	496,098.00	105,902.76	992,195.00
BUILDING - CAPITAL REPAIRS - non TCA	944,405.20	640,314.00	304,091.20	1,280,625.00
BUILDING - ELEVATOR	21,822.99	35,106.00	(13,283.01)	70,207.00
BUILDING - GARBAGE REMOVAL	64,024.92	40,476.00	23,548.92	80,929.00
BUILDING - GROUNDS KEEPING	17,970.45	37,362.00	(19,391.55)	74,684.00
BUILDING - HEATING & PLUMBING	80,211.37	71,178.00	9,033.37	142,355.00
BUILDING - NATURAL GAS	126,456.51	103,176.00	23,280.51	206,384.00
BUILDING - PAINTING	56,615.09	127,146.00	(70,530.91)	254,320.00
BUILDING - REPAIRS & MAINTENANCE	540,648.13	350,016.00	190,632.13	700,000.00
BUILDING - SNOW REMOVAL	294,476.38	337,348.00	(42,871.62)	506,000.00
BUILDING - TAXES	897,083.34	893,640.00	3,443.34	1,787,287.00
BUILDING - WATER	412,376.25	395,976.00	16,400.25	791,921.00
FINANCIAL - COCHI	258,448.15	100,002.00	158,446.15	200,000.00
FINANCIAL - COHB	0.00	0.00	0.00	0.00
FINANCIAL - DEPRECIATION	688,852.55	672,798.00	16,054.55	1,345,600.00
FINANCIAL - HPP	1,681,787.59	1,650,288.00	31,499.59	3,300,574.00
HOME OWNERSHIP REVOLVING LOANS	27,239.67	0.00	27,239.67	0.00
FINANCIAL - IAH HADD	14,300.00	8,502.00	5,798.00	17,000.00
FINANCIAL - MORTGAGE - INTEREST	6,519.61	166,020.00	(159,500.39)	332,043.00
FINANCIAL - ONTARIO RENOVATES (IAH & SIF)	0.00	0.00	0.00	0.00
FINANCIAL - OPHI	7,729.69	0.00	7,729.69	0.00
FINANCIAL - RENT SUPPLEMENT	139,065.00	145,380.00	(6,315.00)	290,761.00
FINANCIAL - RENT WAIVER	2,573.00	30,066.00	(27,493.00)	60,000.00
Surplus Adjustment - Depreciation	(688,852.55)	(672,798.00)	(16,054.55)	(1,345,600.00)
Surplus Adjustment - Mortgage Principal	55,517.42	55,938.00	(420.58)	111,871.00
Surplus Adjustment - TCA	985,454.69	1,400,000.00	(414,545.31)	3,322,890.00
Surplus Adjustment - Transfer to Reserves	0.00	0.00	0.00	200,910.00
EXPENSES	9,040,127.92	9,492,665.00	(452,537.08)	19,299,715.00
COUNTY TRANSFER - BASE	3,228,906.00	3,228,906.00	0.00	6,457,815.00
COUNTY TRANSFER - COCHI	481,559.43	406,680.00	74,879.43	813,355.00
COUNTY TRANSFER - COCHI Admin	0.00	24,030.00	(24,030.00)	48,065.00
COUNTY TRANSFER - COHB	0.00	1,500.00	(1,500.00)	3,000.00
COUNTY TRANSFER - COHB Admin	250.00	0.00	250.00	0.00
COUNTY TRANSFER - SSRF	0.00	649,998.00	(649,998.00)	1,300,000.00
COUNTY TRANSFER - HPP	1,783,698.32	1,695,372.00	88,326.32	3,390,740.00
COUNTY TRANSFER - HPP Admin	44,615.00	89,232.00	(44,617.00)	178,460.00
COUNTY TRANSFER - IAH - HADD	14,300.00	8,502.00	5,798.00	17,000.00
COUNTY TRANSFER - IAH - Ontario Renovates	0.00	0.00	0.00	0.00
COUNTY TRANSFER - OPHI	7,729.69	237,642.00	(229,912.31)	475,285.00
COUNTY TRANSFER - OPHI Admin	0.00	12,510.00	(12,510.00)	25,015.00
COUNTY TRANSFER - CMHC FUNDING	0.00	88,500.00	(88,500.00)	177,000.00
GAIN / (LOSS) - DISPOSAL OF ASSETS	2,127.96	0.00	2,127.96	0.00
HOME OWNERSHIP REVOLVING LOANS	27,239.67	0.00	27,239.67	0.00
INTEREST ON INVESTMENTS	45,972.48	47,502.00	(1,529.52)	95,000.00
MISC REVENUE	33,445.65	32,508.00	937.65	65,000.00
PROV SUBSIDY - DEBENTURES	0.00	0.00	0.00	319,730.00
Surplus Adjustment - Transfer from Reserves	0.00	0.00	0.00	934,250.00
TENANT REVENUE	2,493,863.88	2,500,020.00	(6,156.12)	5,000,000.00
REVENUES	8,163,708.08	9,022,902.00	(859,193.92)	19,299,715.00
Municipal SURPLUS / (DEFICIT)	(876,419.84)	(469,763.00)	(406,656.84)	0.00
less: Surplus Adjustment - Depreciation	(688,852.55)	(672,798.00)	(16,054.55)	(1,345,600.00)
add: Surplus Adjustment - TCA	985,454.69	1,400,000.00	(414,545.31)	3,322,890.00
add: Surplus Adjustment - Transfer To Reserves	0.00	0.00	0.00	200,910.00
less: Surplus Adjustment - Transfer From Reserves	0.00	0.00	0.00	(934,250.00)
add: Surplus Adjustment - Principal Payments	55,517.42	55,938.00	(420.58)	111,871.00
Accounting SURPLUS / (DEFICIT)	(524,300.28)	313,377.00	(837,677.28)	1,355,821.00

Renfrew County Housing Corporation

2023 Annual Report



County of
Renfrew
Ontario . Canada

Renfrew County Housing Corporation respectfully acknowledges that we are on the unceded, unsurrendered traditional territory of the Algonquin Anishinaabeg. We are grateful to the Algonquin Anishinaabeg for their rich cultural history and teachings, care for the land, and many continued displays of friendship. We are committed to collaborative relationships with Pikwàkanagàn First Nation and all Indigenous peoples, honouring their stewardship from time immemorial of the beautiful land and water where we live across Renfrew County.

Contents

Message from the Manager of Community Housing	3
Message from the Manager of Real Estate	5
Executive Summary	6
Who We Are	7
Organizational Chart	7
Board of Directors	8
Timeline	9
What We Do	11
Local Knowledge and Data	12
Programs and Resources	12
Properties — Bricks and Mortar	12
Current Property Inventory	13
Renfrew County Social Housing Sites	13
How We Do It	14
Housing, Homelessness Enumeration and Waitlist Data	14
Point-in-Time	15
Number of Households Waiting for Rent-Geared-To-Income Housing	19
Housing Registry	22
Homelessness Prevention Programs (HPP)	23
Rent Programs and Services	23
Housing Improvement Funds	25
Affordable Home Ownership	25
Renovation and Design-Build Investments	25
Building a Culture of Responsiveness and Collaboration	26
Accomplishments and Strengths	27
Bright Spots — Case Studies	28
Challenges	29
Vision Moving Forward	30
Mesa [mey-sa]	30
Appendix A	31
Appendix B	33

Message from the Manager of Community Housing

The Renfrew County Housing Corporation is about people, community, and safe, affordable housing. We work together and collaboratively with our community partners to support people with the services, resources and programs to help create a place to call home. Along with my colleague, Real Estate Manager Kevin Raddatz, it is my pleasure to present the Renfrew County Housing Corporation (RCHC) Annual General Report for 2023, highlighting our accomplishments and vision moving forward.

Our key highlights include the priorities that we place on how we work, why we are committed to a collaborative, person-centred approach and understanding how our team can ensure compassion is woven into our process.

1. Trauma Informed Care Approach: This is a person-centred approach that emphasizes personal and psychological safety. We launched several initiatives to support this during 2023:

- She C.A.N Fund was implemented using Homelessness Prevention Program funds at the direction of County Council in response to the coroner's inquest and resulting recommendations regarding the murders of Carol Culleton, Anastasia Kuzyk and Nathalie Warmerdam. This funding enables service providers to issue up to \$5,000 to victims of intimate partner violence so they may purchase what is necessary to establish and maintain a safe and affordable home.
- Introduction of "occupancy agreements" versus traditional "tenancy agreements". Occupancy agreements allow tenants to maintain their primary tenancy status when adding new adults or spouses to their home. This increases the ability for both parties to be eligible for the highest possible rates of social assistance and rent subsidies, while recognizing relationship complexities and the importance of ensuring that the primary tenant's housing remains secure.

2. Supportive Housing: Initiatives integrating support services within housing programs were launched, enhancing our ability to serve vulnerable populations through partnerships with local health and social service organizations.

- A responsive case manager model ensures that wrap around supports and interventions are timely and in collaboration with the tenant and other community service partners.
- Increased community housing staff presence at RCHC properties, meeting tenants where they are at to facilitate enhanced supports.
- Bi-weekly or monthly walk-in appointments are available for tenants in the common rooms.
- In-office appointments are available for all tenants to provide wellness and tenancy supports.
- Commencement of high content and hoarding supports.
- Introduction of "wellness checks" versus traditional "inspections" that put the person at the centre of care while also recognizing property condition issues.

Looking Ahead:

Renfrew County Housing Corporation is poised for continued evolution and growth. A strong person-centered focus, combined with a deep appreciation for the implementation of the Mesa philosophy, forms the foundation of everything we do. The Mesa philosophy emphasizes collaborative and compassionate care, serving as both an inspiration and a benchmark for our actions. This approach is universally applicable across all facets of community housing. In 2024, we will enhance supportive housing, increase affordable units, and refine our programs based on community feedback. Our commitment to providing safe, affordable housing and a place to call home remains our priority.

Warm Regards,

Jennifer Dombroskie

Jennifer Dombroskie
Manager of Community Housing



Message from the Manager of Real Estate

Throughout and prior to 2023 ongoing assessments of properties have prompted the procurement of a consultant to conduct a comprehensive Building Condition Assessment of Renfrew County Housing Corporation stock during 2024. The outcomes and recommendations will guide future property planning for maintenance and an overall community housing viability and revitalization plan.

A noticeable trend of increasing maintenance requirements has emerged due to the aging property stock and unit damages. The resulting and accumulating property maintenance workload has led to higher vacancy rates and underscored the need to enhance capacity in service procurement and internal processes.

As a result, we are implementing staffing model enhancements. Approved during the 2024 budget planning process, changes include the addition of a second Building Infrastructure Coordinator, an Administrative Assistant, and the addition of two full-time custodian positions. Additionally, we are adopting innovative approaches by grouping work when units are vacant to maximize efficiencies. Our dedicated staff are committed to ensuring safe housing that is in good repair and that the properties are well maintained. To address these challenges, we are focused on developing and implementing meaningful capital plans that not only meet current needs but also anticipate future requirements. Creating well-maintained, safe homes is a priority for providing compassion-based housing.

Our strategic approach aims to maintain the integrity of the housing portfolio, ensure long-term sustainability and provide high quality, respectful living conditions for our residents.

Sincerely,



Kevin Raddatz
Manager of Real Estate

Executive Summary

Home is an essential part of our sense of place and belonging. The Renfrew County Housing Corporation (RCHC) was established in 2001 to support access to affordable housing and manage rent-geared-to-income housing in the County of Renfrew for low to moderate income households. It was founded as a response to a local need.

The RCHC plays an essential role in shaping and providing a sense of place and belonging for people, responsible for the infrastructure and support systems that make up affordable and accessible housing. Currently, we are an important part of an innovative and collaborative community wide approach to address a housing and homelessness crisis across the region. 2023 marked a transformative year for RCHC as we shift our model to effectively address the housing and homelessness crisis and work collaboratively with our partners and community members.

Housing is inextricably linked to our health and well-being. It is an essential foundation to support improved health and positively address mental health, addiction and trauma related challenges. Providing safe, supportive and affordable housing is at the core of what we do as the Renfrew County Housing Corporation. We are an essential point of contact for our most vulnerable populations, playing critical service provider and housing provision roles in the housing continuum.

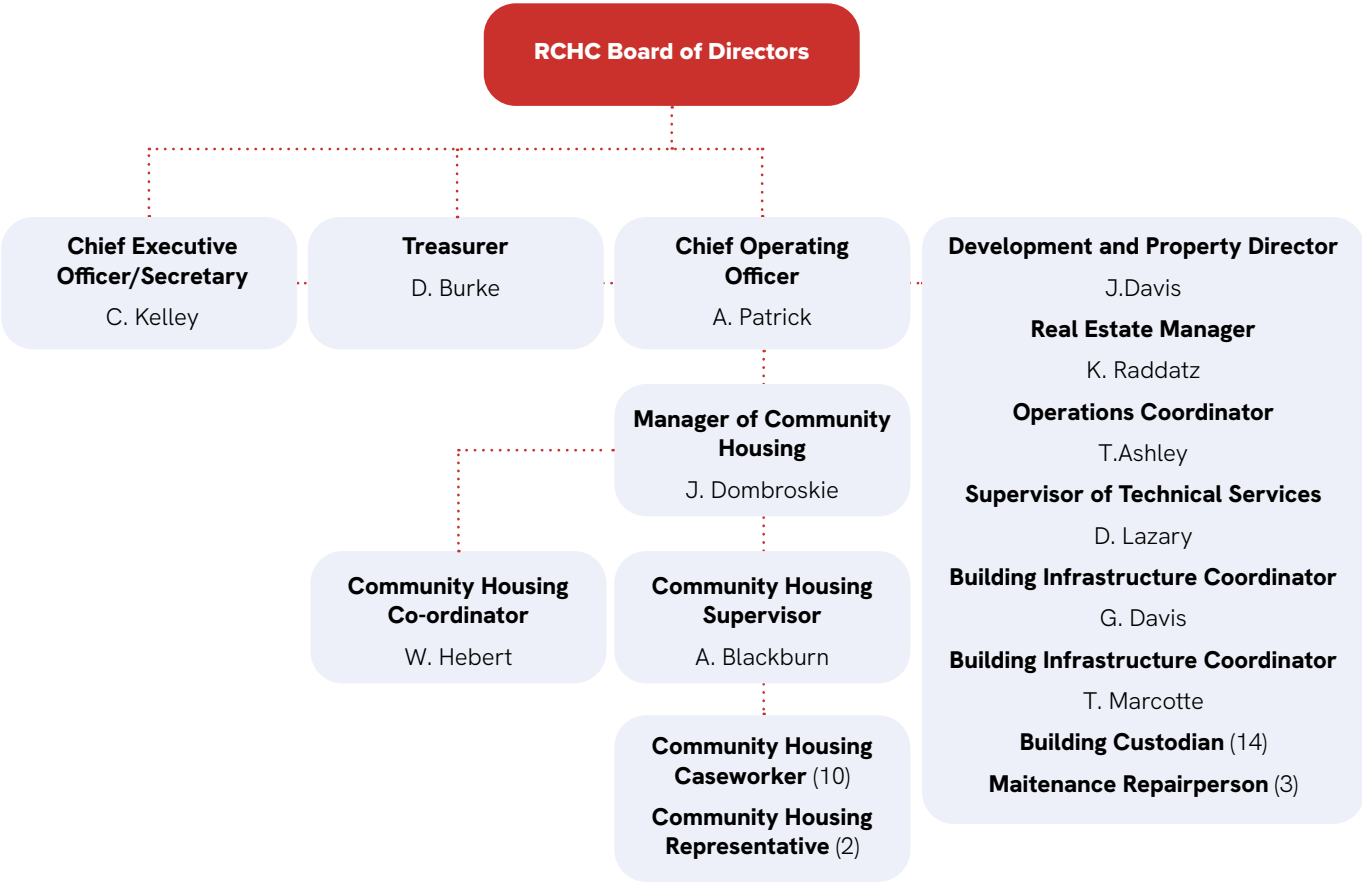


Who We Are

Renfrew County Housing Corporation (RCHC) is a community service organization, in the business of providing supportive housing and direct service provision to community members. We humanize the bricks and mortar when community members need a place to call home.

With the direction and support of our Board of Directors and a strong team of staff, we work collectively to provide safe, accessible and supportive housing and the programs, resources and supports to meet community members’ needs.

Organizational Chart



Board of Directors

The RCHC Board of Directors are responsible for providing overall operational direction. Board members are appointed by County Council and include members of the Community Services Committee, the Director of Community Services, the Treasurer, and the Chief Administrative Officer. Geographic representation is important for a balanced and knowledgeable Board.



Debbie Grills

Vice-Chair, Township of
Head, Clara & Maria



Peter Emon

Town of Renfrew



Ed Jacyno

City of Pembroke
Representative



Anne Giardini

Chair, Town of
Laurentian Hills



David Mayville

Township of Killaloe,
Hagarty, Richards



Gary Serviss

Town of Petawawa



Neil Nicholson

Township of Whitewater
Region

Timeline

2024

Spring marked the initial stages of a new housing and homelessness needs assessment and strategy in collaboration with OrgCode.



2024

May 22nd community launch of Mesa at Mirimichi Lodge. Media, housing experts, people with lived experience and community leaders shared knowledge and input to inform Mesa's direction.



April 2024

Renfrew County Affordable Housing Summit, a multi-sector community engagement event to share affordable housing knowledge and launch the Expression of Interest program. This initiative opens up County properties, including existing aging stock within the Renfrew County Housing Corporation portfolio and other County-owned lands, for potential affordable housing development.

February 2024

Mesa was presented to County Council as an innovative, compassionate and integrated local approach to address the mental health, addictions, affordable housing and homelessness crisis.

November 2023

Building Condition Assessment contract awarded and started.



June 2023

On June 28th, Renfrew County Council passed a Housing and Homelessness Resolution highlighting the housing and homelessness crisis. The resolution calls on the Province of Ontario to acknowledge the housing affordability crisis, commit to ending homelessness and provide adequate, predictable and sustainable housing infrastructure renewal funding.



2022

A new staffing model is implemented to transform service delivery for ongoing tenancies and new applicants. Organizational changes are designed to improve access to services, focus on life stabilization for clients and improve housing stability.



May 2021

County Council approved changes to RCHC property management model. Collaboration with the Development and Property department designed to improve building maintenance and asset management.

2019 & 2021

10 year Housing and Homelessness Plan was written in 2013 and updated in 2019 and 2021.

2005

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



May 2021

County of Renfrew Community Services department forms a partnership with Built for Zero Canada and the Canadian Alliance to End Homelessness, The Grind, Safe Shelter for Youth, Mental Health Services of Renfrew County to measure and end chronic homelessness and provide support for housing stability.



2020

Ownership of "Vimy Family Units" was transferred to RCHC, adding 42 units of 2 and 3-bedroom homes to RCHC inventory.

2018

Opeongo Non-Profit Community Residential Inc. requested that their assets, liabilities and operations of units be transferred to RCHC.

2001

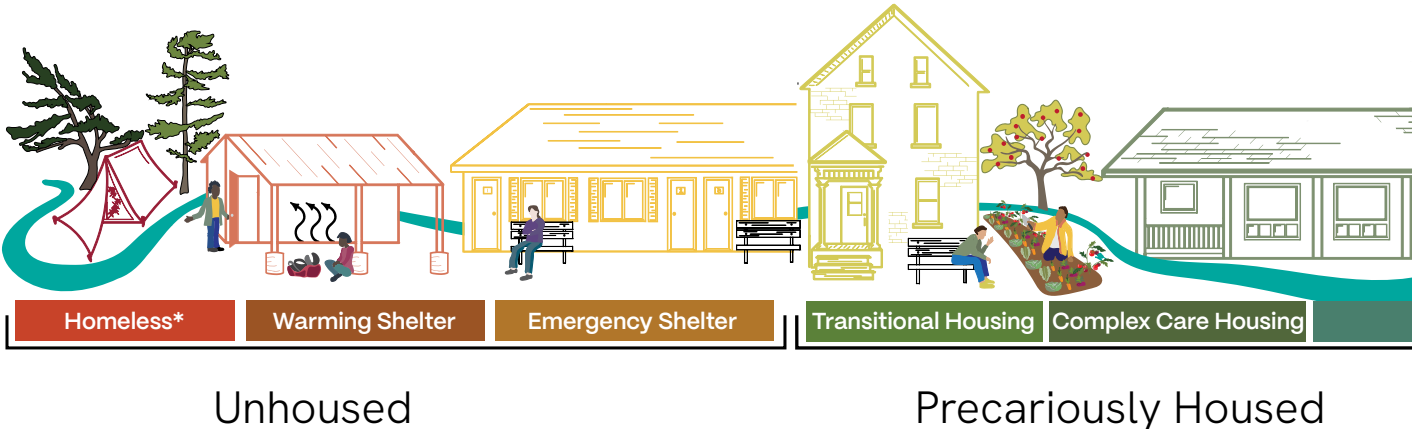
Renfrew County Housing Corporation established to manage rent-g geared-to-income housing in the County of Renfrew for low to moderate-income households.

What We Do

Renfrew County Housing Corporation is responsible for the maintenance and procurement of physical community housing properties and the provision of programs, and resources that provide direct services to community members who are in need of housing support.

Over the past few years, Renfrew County Housing Corporation has been aligning operations with the Development and Property department, recognizing that service delivery and the maintenance of physical properties were intertwined and needed a collaborative approach. We serve our community members better when we all work together. In collaboration, we provide housing, support services and programs to improve the quality of life for residents across Renfrew County.

Using in person surveys, community engagement, data analysis, data management software and online systems, RCHC is working with real-time, actionable data to triage services, collaborate with partners, and address system changes. We are working together to provide homes, supportive policies and the resources necessary to end homelessness across Renfrew County.



Local Knowledge and Data

Accurate and current data collection is essential to develop and provide effective, person-centred services and determine local housing needs. The accuracy of information that is collected locally informs how we serve and support our community. This data both determines a fair process and provides RCHC with an complete understanding of needs, supply and demand for housing. Local knowledge is about understanding numbers and needs as well as people’s stories and the root causes of homelessness.

Programs and Resources

RCHC offers programs and the support systems needed to help move people along the housing continuum. Access to financial support and both social and health services address community needs from a social determinants of health perspective. Housing instability and homelessness are a result of complex and layered contributing factors. It is important for us to cultivate a trauma-informed practice and weave trust into the relationships that we build with clients through our programs and services.

Properties — Bricks and Mortar

The bricks and mortar are the physical housing units that make up the RCHC portfolio. In 2023, there were a total of 1,020 units located across the geographic region of Renfrew County. How we support tenants and maintain our housing assets are intertwined. Maintenance and the relationships that we build with tenants creates a supportive and safe, secure space that community members can call home. Together, we are working to build enough deeply affordable and well-maintained homes to both end the crisis of homelessness across Renfrew County and to move people towards housing stability where they can thrive and enjoy a high quality of life. The number of properties, distribution of units and both function and form of units have a direct correlation to how well community members and tenants are doing.



Precariously Housed

Securely Housed

Current Property Inventory

594

units in 19 apartment buildings

(Pembroke, Renfrew, Arnprior, Cobden, Beachburg, Eganville, Barry's Bay, Palmer Rapids, Deep River)

60

single family units

(Pembroke, Renfrew, Arnprior)

154

family duplex units

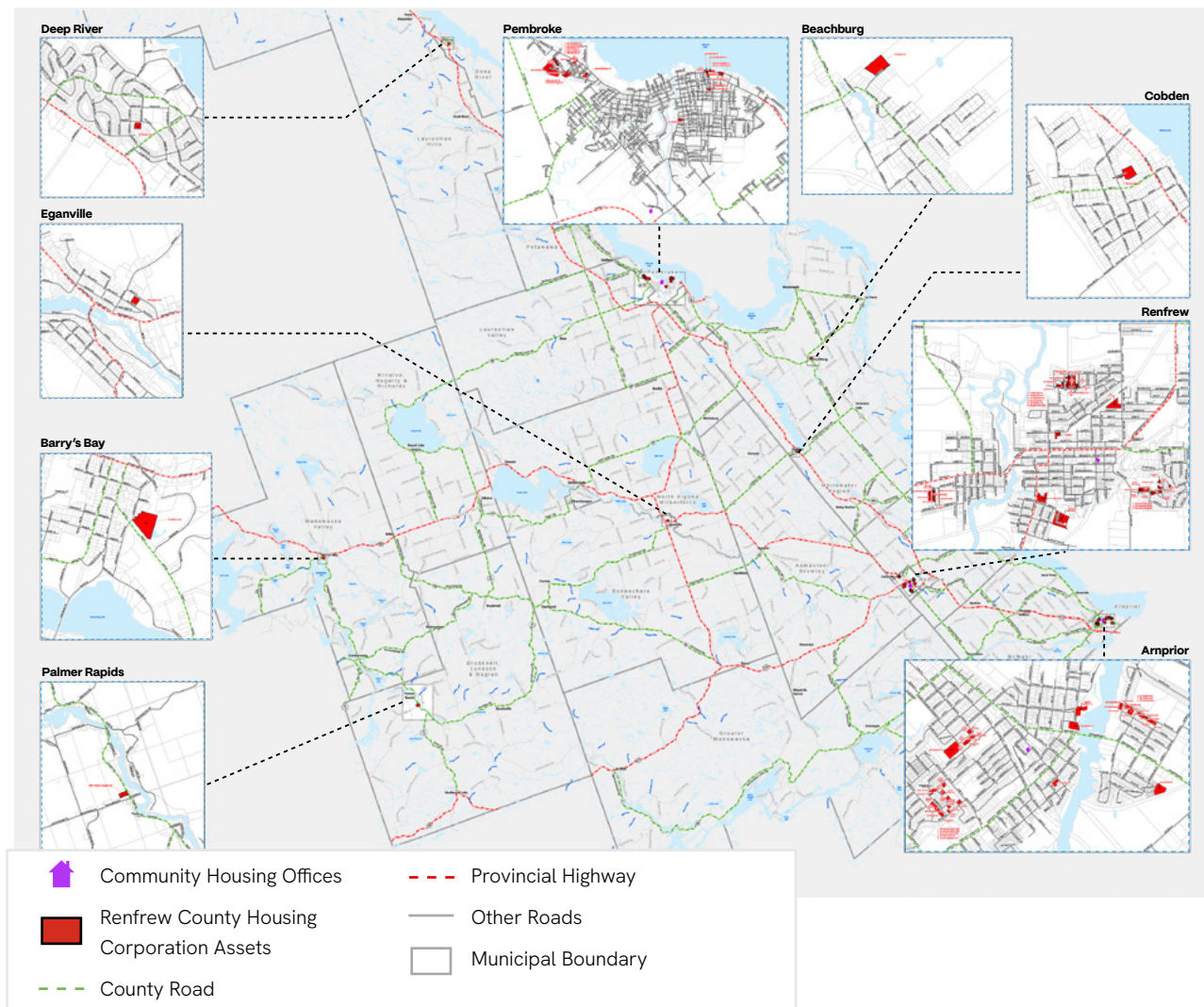
(Pembroke, Renfrew, Arnprior)

221

family row housing units

(Pembroke, Renfrew, Arnprior)

Renfrew County Community Housing Sites



How We Do It

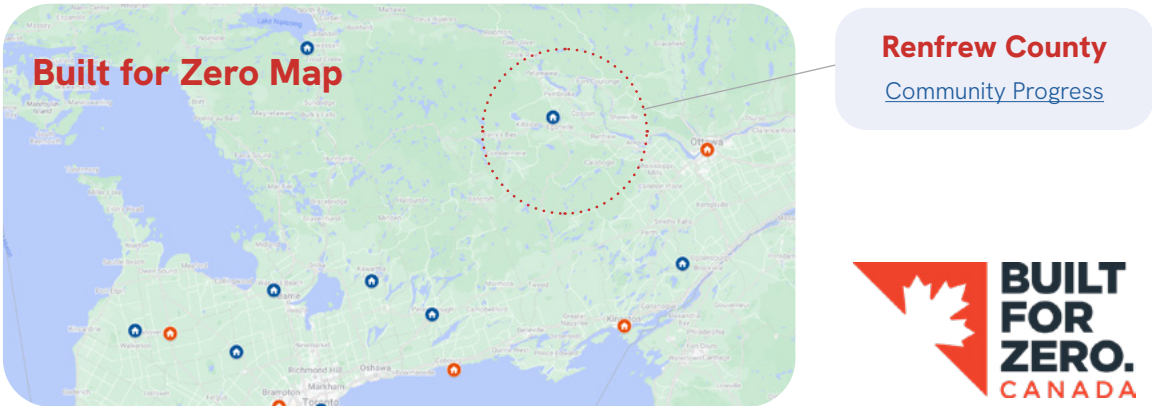
Housing, Homelessness Enumeration and Waitlist Data

Accurate data and information technology (IT) helps Renfrew County to efficiently co-ordinate the processes, programs and supports to optimize housing services. How we collect data and use storage systems and processes to create, process, secure and exchange information is a critical component to meeting community needs. These measures and systems provide information to better understand how the RCHC can most effectively invest in affordable housing efforts. Two important measures that inform local investments and support the nation-wide initiative, Built for Zero, are the By-Name List and annual Point-in-Time data collection.

In collaboration with partners, the Community Services department compiles and uses the By-Name List to identify and register community members who are experiencing homelessness. This real-time data is tracked, shared monthly and contributes to an up to date online Built for Zero dashboard. Built for Zero Canada is a national change effort to end chronic homelessness and Renfrew County has been participating in their Community Progress Indicators measurement efforts since 2021. Individuals are only added to the By-Name List with their personal information attached to a unique identifier to support confidentiality. Confidential information is shared as needed and only with service workers included on the consent form. With the By-Name List information, the Community Services Department is able to maintain a registry to prioritize supports and fill housing availability.

The Point-in-Time (PiT) captures a snapshot of one short period of time and includes non-identifying information over the period of one day. As a survey, it is used to better understand the circumstances and demographics of people experiencing homelessness, increase public awareness and improve services and programs.

Both of these measures contribute to a robust set of data points that help to support coordinated access to the right services at the right time.



Point-in-Time

The Point-In-Time measure in Renfrew County took place on October 27 and data was gathered through to November 7 in 2023. This is what we learned.

55

Households experience homelessness

53

Are chronically homeless

(experience homelessness for 6 months or more)

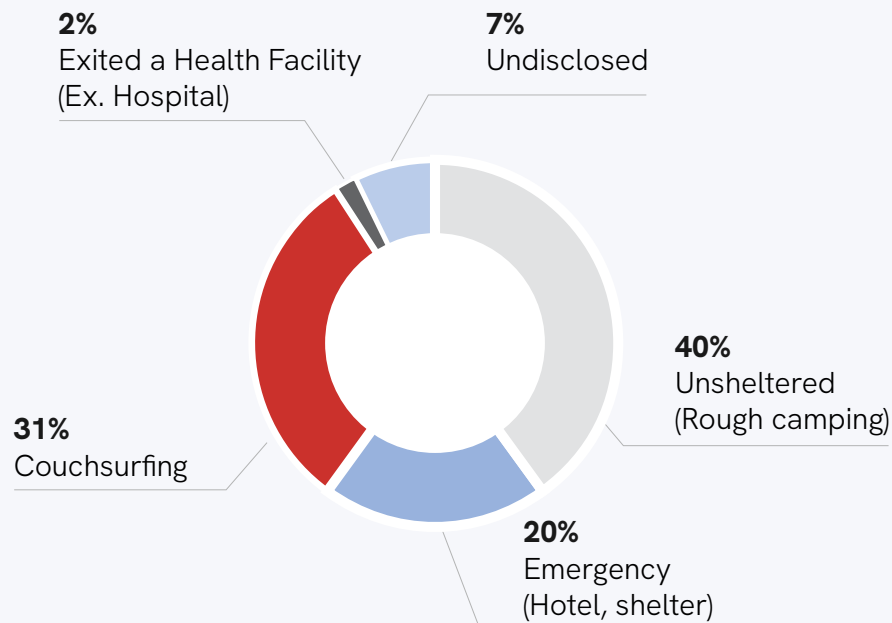
42%

Experienced intimate partner violence

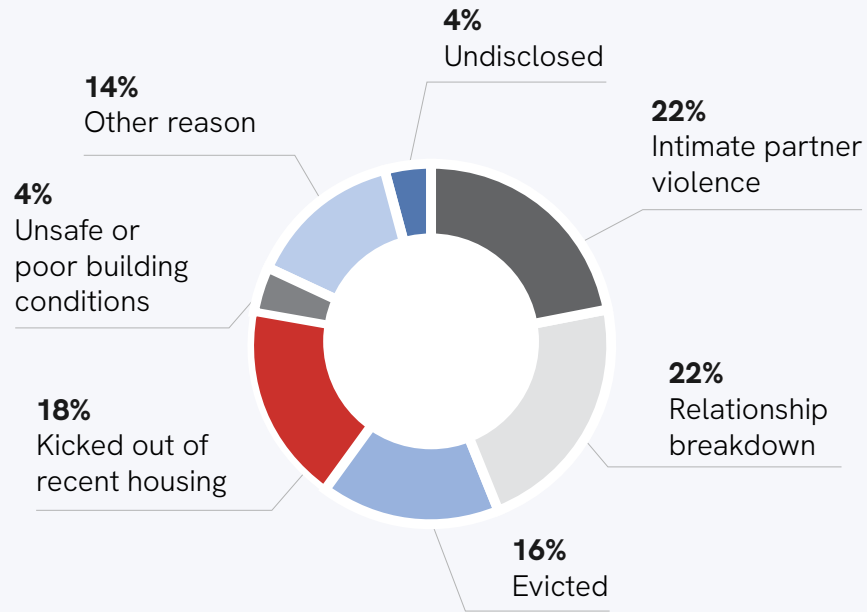
38%

Self-identify as Indigenous

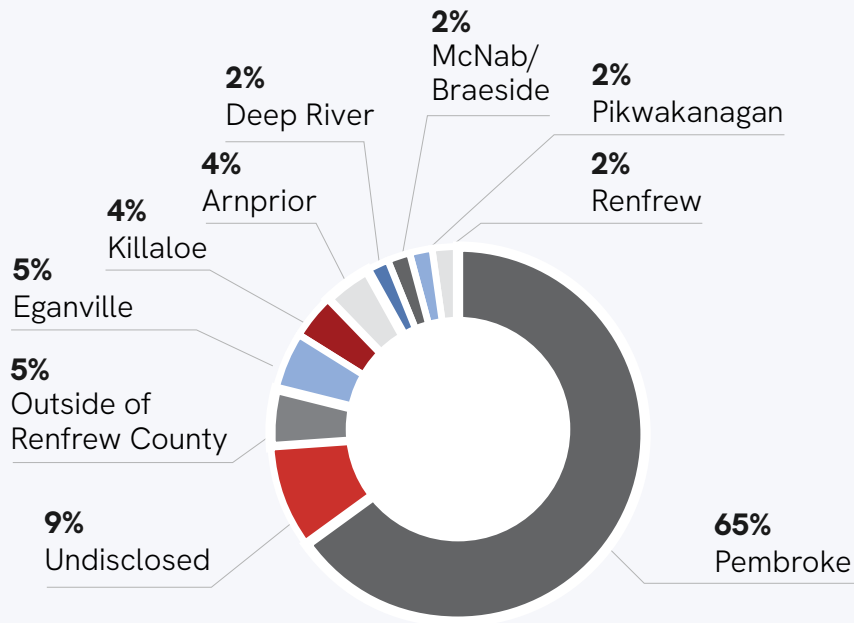
Current Situation



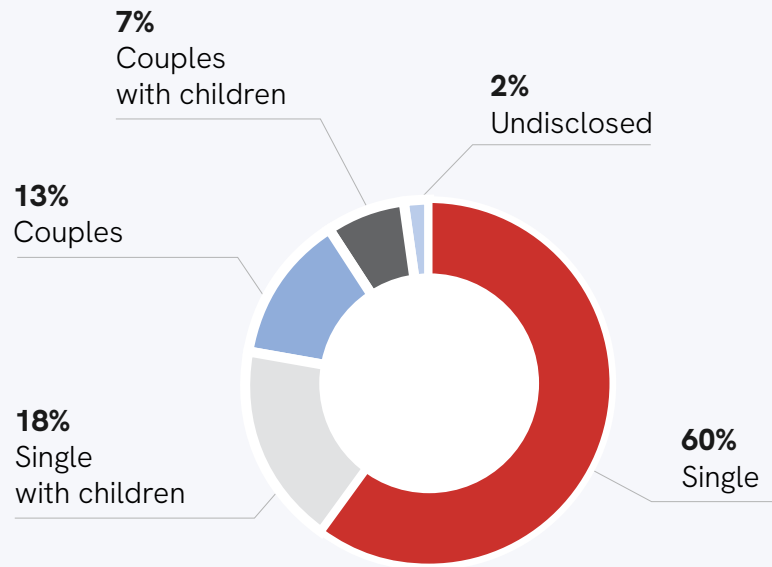
Reason for Experiencing Homelessness



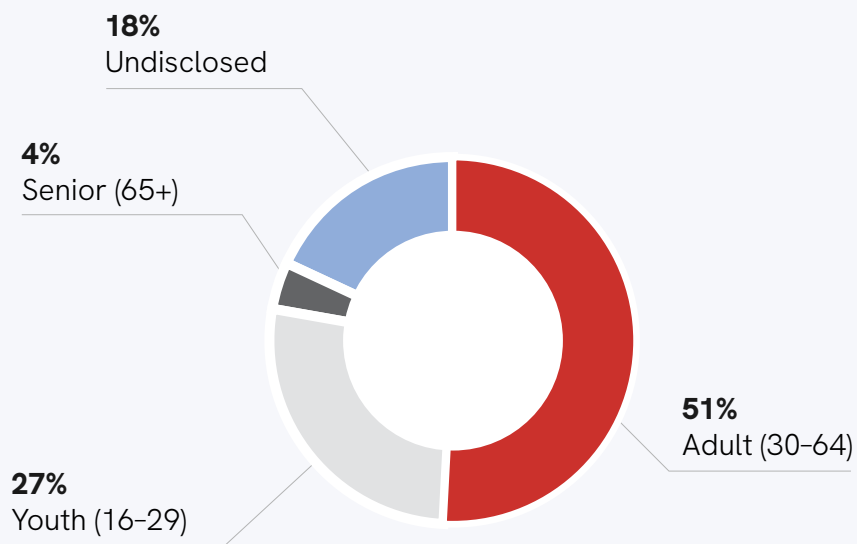
Location



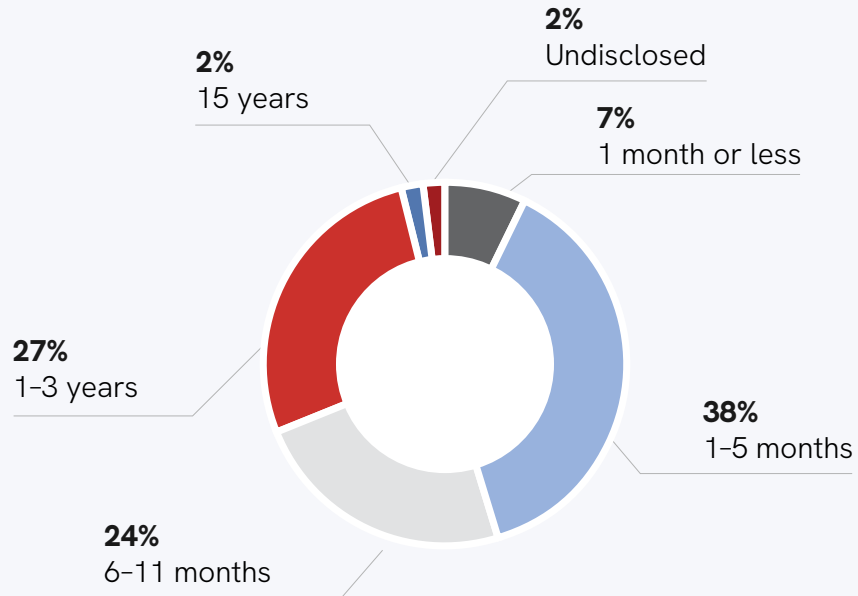
Household Type



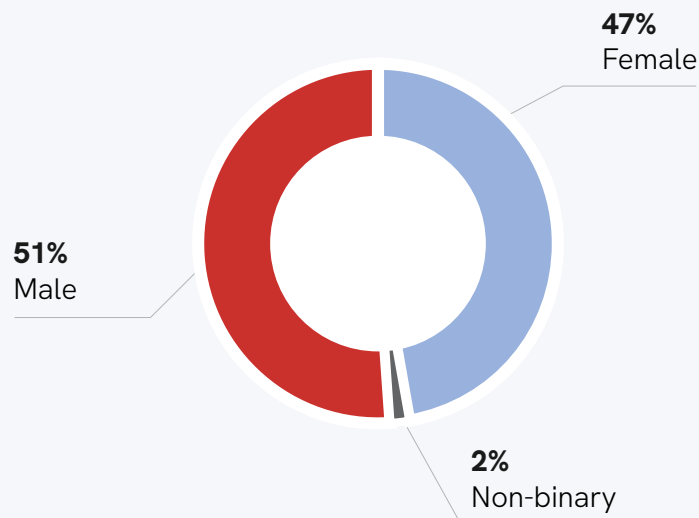
Age



Length of Time Experiencing Homelessness



Gender

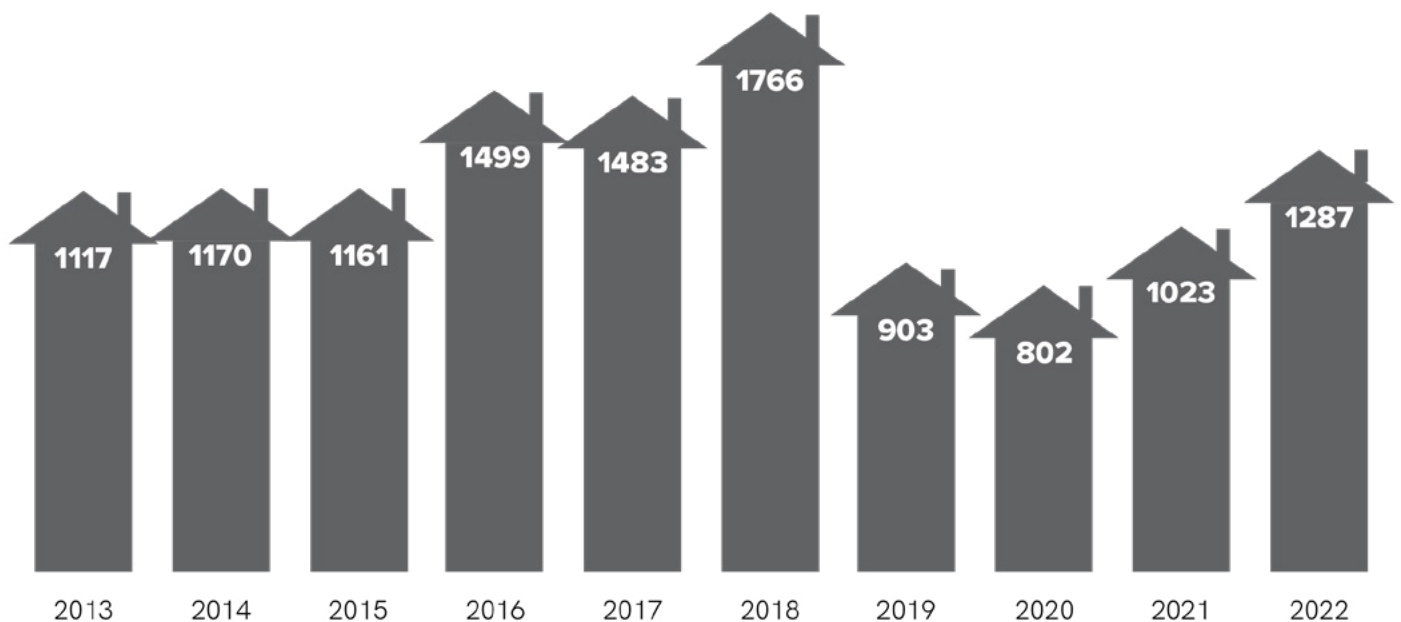


Number of Households Waiting for Rent-Geared-To-Income Housing

In 2023, the number of households waiting for rent-geared-to-income housing was ~1,465. Currently, the wait for a housing unit ranges between 7 and 10 years with approximately 1,500 names currently on the local waiting list.

RCHC 2023 Waitlist Statistics	
Number of Households on the Chronological Waitlist	1,465
Number of Households with Special Priority Status	87
Total Number of Households on the Centralized Waitlist	1,552
Chronological Waitlist Households moved into an RGI unit	39
Special Priority Status Households moved into an RGI unit	37
Total Number of Households moved into an RGI unit	76
Average Wait-Time to be Housed Special Priority Status (months)	24
Average Wait-Time to be Housed Chronological Waitlist	7-10 years approximately
Internal transfers	18

Number of Applicants Waiting for Housing with RCHC



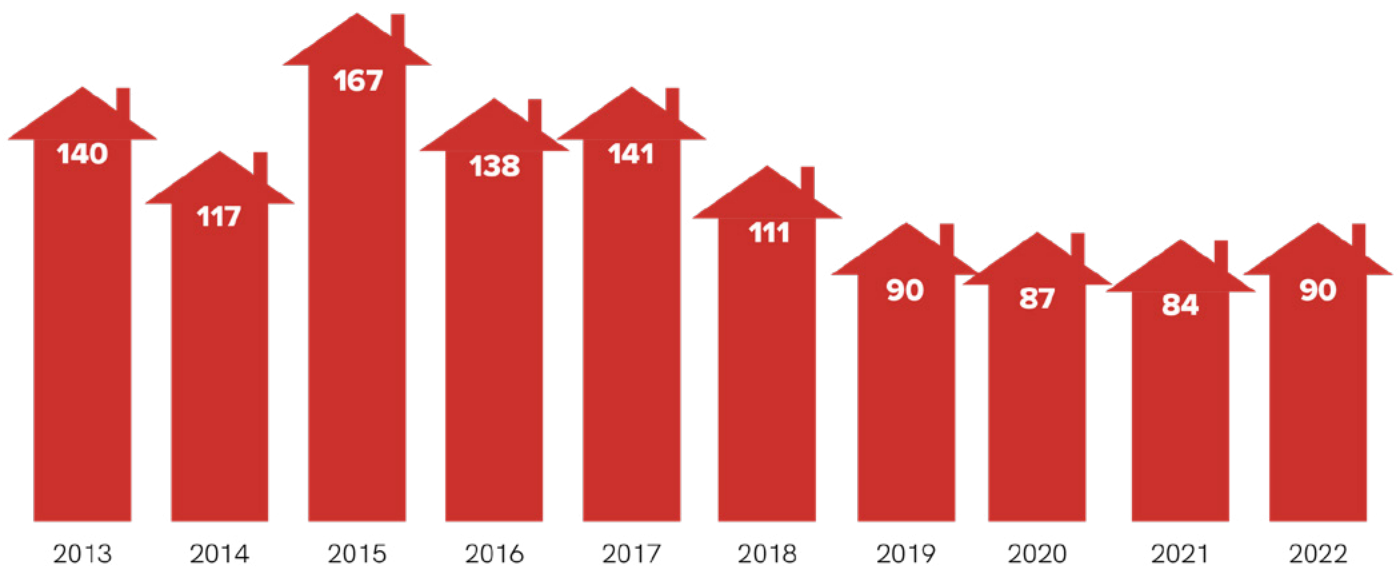


This 2023 data shows the number of bedroom household applications requested. Applications for unit sizes indicate that we have a high demand for single bedroom units, followed by 2-bedroom units.

*Total Number of Applications — Bedroom Size Requested			
Bedroom Size Requested	Senior	Adult	Family
1	59	852	0
2	4	43	213
3	0	4	161
4	0	1	82
5	0	0	46
Totals	63	900	502

Move outs provide us with a clear understanding of movement on our existing units. This contributes to planning and knowing what supports are required for stabilization of housing for community members. In 2023, the move outs were 84. This number has been relatively stable over the past four years.

RCHC Move Outs



Housing Registry

The Housing Registry is a process and registration list that provides equitable access to rent-geared-to-income opportunities across Renfrew County. This digitized process accepts applications for RCHC housing, private market RGI (rent supplement), and RGI housing through local non-profit housing providers such as Killaloe and District Housing, Petawawa Housing Corporation, St. Joseph's Housing Corporation, Kinsmen Court, and Baskin Place.

Housing Registry Objectives

- Provide a centralized wait list database and chronological record of applications
- Manage records and document refusals, request and arrears, vacancies and offers
- Provide transparency and consistency for rules and policies
- Ensure confidentiality
- Collect data around housing needs and requests

The registry is supported by RENTCafé, a waitlist database management application. The online portal provides applicants and housing providers with the ability to update their applications and provide the RCHC with an up to date dashboard of housing providers and housing applications. Special priority policy status is documented in this secure database for victims of domestic violence as determined by the Housing Services Act. There is also special priority for people who are victims or vulnerable to human trafficking.

Technical support systems are implemented to house documents and records. Yardi is the software used by the RCHC to maintain tenancy and rent supplement data. Yardi efficiently and confidentially supports record keeping of leases, letters, notices and rent calculations, tenant ledgers, payment information, work order tracking and case management records.

In addition to technical registry systems, RCHC works closely with the Development and Property department to align the assets of units with the demand for units. Capital asset management is an important part of this. Continuous condition assessment with strategies for housing revitalization and a viability plan is how the Development and Property department is co-ordinating efforts to ensure properties are safe, secure and in high quality condition for tenants. This process provides us with a detailed understanding of which properties have greater financial risk and will inform remediation, sales and replacement strategies.

Homelessness Prevention Programs (HPP)

The Province of Ontario provides annual funds to the County of Renfrew, specifically to be allocated to homelessness prevention programs. These programs follow provincial guidelines and address local needs. In 2023, the allocated amount of \$3,569,200 supported the following programs:

Rent Supplement Program	\$200,000
Rent Allowance Program	\$845,000
Emergency Minor Home Repair Program	\$200,000
Emergency Housing Assistance Program (delivered by Ontario Works)	\$845,740

The Emergency Minor Home Repair Program provides up to \$7,500 in a one-time grant to help low-income homeowners with essential repairs (e.g.: roof repair, furnace replacement, accessibility). In the 2023–2024 fiscal year, 13 households benefited from the program. Total funds allocated were \$69,769.42 and remaining funds were allocated to the Carefor Transitional Housing Plan.

The Emergency Housing Assistance Program operates through Ontario Works. It provides up to \$1,500 for households without children and \$2,000 for households with children 1x every 12 months to cover urgent expenses necessary to prevent homelessness. Eligible expenses include temporary hotel stays, rent and/or utility arrears and extraordinary expenses. 1,117 applications were approved in 2023–2024.

In collaboration with community partners and The Grind, \$80,000 of RCHC HPP funds were allocated to the creation of a **Warming Centre** in Pembroke. This was a responsive and invaluable need in the community for emergency shelter and a warm, safe place.

Rent Programs and Services

Rent-Geared-To-Income (RGI)

Access to the rent-geared-to-income program is available for units located at properties owned by RCHC, and properties managed by Renfrew County based non-profit corporations including, St. Joseph’s Non-Profit Housing Corporation, Petawawa Housing Corporation, Kinsmen Court Home, Killaloe and District Housing Incorporated, and Baskin Place Senior Residence. Applications to qualify for RGI are completed online through the Housing Registry and eligible applicants are placed on the Housing Registry waitlist where there is a chronological multi-year wait (see table on pg. 19).

To qualify for RGI, applicants need to have a household income that is less than the Household Income Limits (HILs). These income levels are determined by the province according to 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% of a household's monthly Adjusted Family Net Income. Separate RGI rates are determined for households that receive Ontario Works or Ontario Disability Support Program (ODSP) benefits. If a household income rises above the Household Income Limit prior to (precluding) RGI eligibility, tenants are charged a maximum rent rate based on the unit's number of bedrooms. 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 the eligibility is consistent with rent-geared-to-income at RCHC properties. Eligible tenants are determined by the chronological housing registry waitlist and units are selected to ensure that building conditions are adequate and that the Residential Tenancies Act is followed. The total average Rent Supplement for 2023 was 74 households. This program is funded in part by the RCHC budget (provincial transfers) and the Homelessness Prevention Program (HPP).

Rent Allowance Program

The Rent Allowance Program is funded by the Homelessness Prevention Program and provides a monthly amount of \$300.00 for households with no children and \$400.00 for households with children. To qualify, applicants need to be registered with the housing registry and intake is based on one of the following:

- Chronic homelessness, validated the By-Name List (Built for Zero initiative) or;
- Have been waiting on the housing registry for more than four years. Offers are based on chronological waiting time and the program is offered to the applicants waiting the longest first.

In 2023-2024, the HPP allocation for the Rent Allowance Program was \$845,000 and the average monthly caseload for the fiscal year was 147 households.

Canada-Ontario Housing Benefit (COHB)

The Canada-Ontario Housing Benefit provides a direct monthly payment to eligible households to help with the expense of rent. The benefit is transferable (moveable) and is based on household income and local average market rent rates. To qualify, households need to be on the rent-geared-to-income housing registry waitlist. Funding is based on predetermined annual allocations set by the province for each service manager area. For the 2023-2024 fiscal year, the County of Renfrew was allocated \$287,600. As of March 31, 2024, this benefit supported 272 total households with an average monthly rent subsidy of \$449.16.

Housing Improvement Funds

In 2018, Ontario and the Canada Mortgage and Housing Corporation (CMHC) signed a bilateral agreement around the National Housing Strategy. This 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). These are a part of the National Housing Strategy with funding allocations committed between 2019-2028.

RCHC administers and manages these provincial and federal programs. The financial contributions to improving housing in our region are essential parts of improving aging housing assets.

Affordable Home Ownership

RCHC acknowledges that home ownership does not always mean secure housing for low-income households. We co-ordinate home improvement and emergency fund programs to support people with home ownership stability. These are detailed in our investments and collaborative funding programs with both the provincial and federal governments. The Emergency Minor Home Repair program supports home owners and is detailed as a part of our Homelessness Prevention Program.

Renovation and Design-Build Investments

In 2018, the federal and Ontario government signed a bilateral agreement under the National Housing Strategy. Under the terms of the partnership, there are three cost-matched initiatives to support affordable home ownership.

1. Canada-Ontario Community Housing Initiative (COCHI)
2. Ontario Priorities Housing Initiative (OPHI)
3. Canada-Ontario Housing Benefit (COHB)

In order to support homeowners to maintain secure home ownership, the RCHC administers provincial programs. Ontario Renovates is a program that provides financial assistance to homeowners by way of a forgivable loan to help pay for necessary repairs. This program is funded by the Investment in Affordable Housing for Ontario Revolving Loan Fund. In addition, the Emergency Minor Home Repair Assistance Program is open to low-income homeowners who require minor home repairs that will allow for continued safe occupancy of their home.

On March 1, 2023 County Council adopted a by-law to enter into an agreement with the Canada Mortgage and Housing Corporation (CMHC) for the National Housing Co-Investment Fund, an investment of \$5 million in capital for the renovation and repair of existing affordable and community housing units.

Building a Culture of Responsiveness and Collaboration

Renfrew County Housing Corporation is building a culture where we have the skills and competencies to respond to local needs and improve our understanding of the complexities people face when there are housing challenges. Our staff are an important part of where community members in need of stable housing intersect with available programs and systems. We are committed to continuously building a trauma-informed practice that responds quickly and collaboratively to our communities' needs.

An example of how we are approaching complex needs is the Housing Stability Supports for Tenants, the caseworker model. This support has transformed the way that clients interact with services by simplifying communications, with one lead caseworker per property and increasing staff presence and availability. The caseworker model provides unique services for specific housing stability circumstances where the tenant requires more complex care to stay safely in their home. This is specialized tenancy support that focuses on communication and the strengths of RCHC staff to build relationships and trust to help tenants live successfully in their units. Examples of services include support around hoarding, high content issues, wellness checks, and a consistent, friendly contact person. The caseworker model in the RCHC portfolio brings services to where people are, helping to reduce transportation barriers and improve overall accessibility and efficiency of services. We are also working with the Mesa team to provide on site health clinics.

Education, relationships, trust and awareness are building blocks to cultivating a safe space for clients. We are committed to providing staff and community members with educational opportunities and training that supports trauma-informed approaches, cultural safety knowledge, innovations in housing and homelessness and collective, compassionate action.

Accomplishments and Strengths

We are and will continue to improve as a responsive community service. We know that complex issues require collaborative solutions and we are proud to keep working with a growing team of community partners. Our strengths are in our relationships and collaboration with partners and community members. We all learn from our clients.

The RCHC is solution-focused and builds on our successes to date and innovative strengths. Our focus is on the ongoing need for navigation support, collaborative approaches and meaningful initiatives such as the She C.A.N. Fund. The She C.A.N. Fund demonstrates how we are responding to local needs, informed by local issues.

The She C.A.N. Fund is a direct response to the 86 recommendations from the Culleton, Kuzyk & Warmerdam Inquest, an in depth inquiry into the murders of Carol Culleton, Anastasia Kuzyk and Natalie Warmerdam in Renfrew County. These recommendations were included in a Joint List of 86 Proposed Recommendations from Inquest Counsel, EVA (End Violence Against Women) and Valerie Warmerdam to help prevent future acts of intimate partner violence. It is an emergency fund for women seeking protection from their abusers in honour of Carol, Anastasia and Nathalie to support women living with IPV who are taking steps to seek safety. It provides up to \$5000, is easy to access, is used to improve safety, has no impact on social supports, and considers the needs of rural and geographically remote survivors of IPV. The C.A.N. in She C.A.N. represents the first names of the femicide victims, Carol, Anastasia and Nathalie.

2023 Capital Projects over \$50K

Investing in the quality of the living conditions for our housing residents is an important part of supporting them in their homes. Housing improvements through capital investments is an ongoing priority for the Renfrew County Housing Corporation. In 2023, we invested in nine capital projects over \$50,000. See Appendix B for details and progress on improvements in locations across the County.

Bright Spots — Case Studies



Lea and Douglas 8-plex

1030 Lea Street is a multi-unit affordable and supportive housing complex at the corner of Lea and Douglas Streets in Pembroke, Ontario. The 658-square-metre complex features four-one-bedroom and four-two-bedroom units; including accessible and/or barrier-free accommodations for seniors and individuals with mobility challenges. This design-build is a response to the growing demand for affordable, supportive, and secure housing in the Ottawa Valley.

202 Cecil St. Duplex

202 Cecil Street, in Pembroke, is a conversion project, transforming a single family home to a duplex with two 1,058 sq. ft. two bedroom units. This resourceful transformation is contributing to inclusive and diverse neighbourhoods, and leveraging the Canada-Ontario Community Housing Initiative (COCHI), a funding opportunity administered by the Provincial Government under the National Housing Strategy. The project is a cost share between the federal and municipal governments.



260 Elizabeth St.

260 Elizabeth Street, Pembroke, tenants formed a Community Watch Zone in 2023. Tenants have an active role in promoting a safe community. This demonstrates a successful model for co-creating safe, secure and inclusive affordable housing. It is a diverse community that includes supportive navigation, on site well-being clinics, gardens and strong social support systems to meet resident needs.



Challenges

Affordable housing and homelessness is an extraordinary challenge in communities across Ontario. Rural challenges are unique and homelessness is often invisible. Remote and isolated communities and living conditions can result in hidden housing and social issues and complex needs that don't have easy access to community services. The Renfrew County Housing Corporation recognizes the important role, as a service and affordable housing provider, that it plays in our communities. As the RCHC shifts to a direct service and supportive housing provider model, our organization is adapting and learning. Transformative change is a difficult process and requires a collaborative and compassionate approach.

Properties and property management, including building maintenance, is often a complex challenge. Building condition assessments are currently underway and will be completed by July, 2024.

We are committed to building a deeper understanding of the complexities of housing insecurity and homelessness. Our team is working to build a trauma-informed approach into our systems. Focused on relationships, trust and providing the right support to achieve the goal of housing stability, we are moving forward with compassion and in collaboration with our community members.



Vision Moving Forward

Mesa [mey-sa]

The Renfrew County Housing Corporation is a foundational component to Renfrew County’s innovative evidence to action model, Mesa. Mesa is designed as a co-ordinated and integrated multi-sector work to address the intersections of the affordable housing crisis and community-wide struggles with mental health, substance use and addictions and toxicity related emergencies. Our collaborative approach to compassionate care defines our working model moving forward. The RCHC is responsible for critical parts of the Mesa initiative across the region, the bricks and mortar and access to affordable housing programs. We are using our expertise and assets to build a network of support for community members in need of secure, more affordable, more supportive, more accessible, and safer housing.

How we design the bricks and mortar and the systems that help us operate as a social housing organization is pivotal. Designing spaces to support common room visits, wellness checks, touch points and check ins for clients as well as service delivery at the right time and in the right place, are keys to success. Navigation supports and integrated, shared platforms contribute to a person-centred approach. Working seamlessly, we will continue to collaborate with our partners to provide the programs, supports and bricks and mortar to end homelessness and move everyone to secure places to call home.



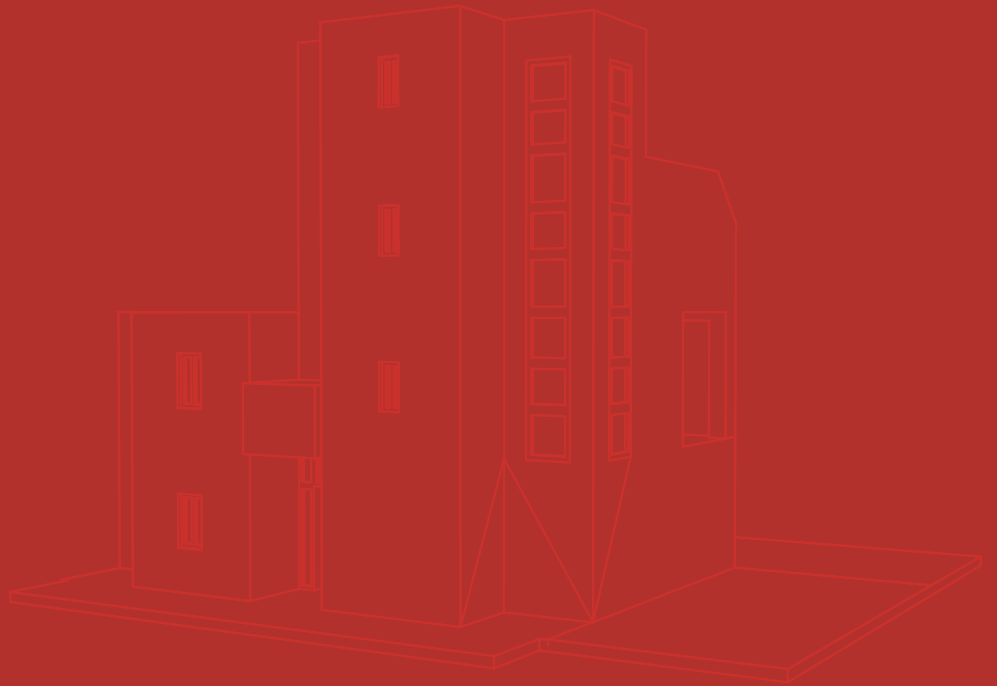
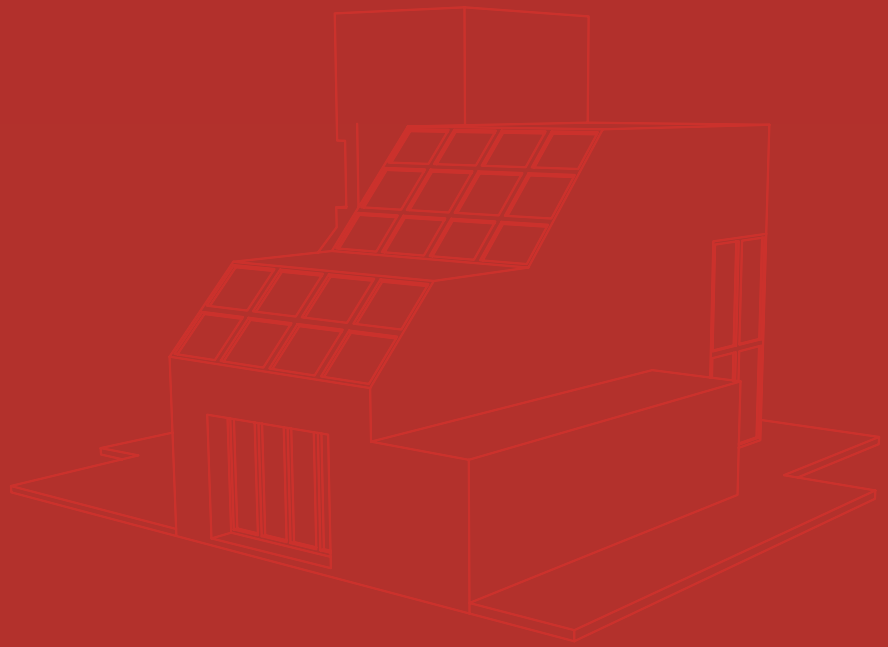
Appendix A — Homelessness Prevention Program Investment Plan

Proposed Services 2024–2025	Allocations for 2024–2025	Allocations for 2023–2024
<p>Emergency Minor Home Repair Program</p> <ul style="list-style-type: none"> Maximum \$7,500 for urgent home repairs Total estimated applications: 20 or more approved applications 	\$150,000	\$150,000
<p>Rent Supplement Program</p> <ul style="list-style-type: none"> Private Market Rent-Geared-To-Income Total Estimated Caseload — 35 paid by HPP Approximately 45 cases are funded through the RCHC budget 	\$200,000	\$200,000
<p>Rent Allowance Program</p> <ul style="list-style-type: none"> \$300/month households without children \$400/month households with children Total estimated caseload: Without children — 135 households \$486,000 With children — 70 households \$336,000 	\$822,000	\$845,000
<p>Emergency Housing Assistance Program</p> <ul style="list-style-type: none"> Rent arrears and utility arrears, other emergency expenses to aid in housing retention or acquisition Up to \$1,500 per year for households without children Up to \$2,000 per year for households with children 	\$850,000	\$845,740
<p>She C.A.N</p> <ul style="list-style-type: none"> Grants of up to \$5,000 to help victims of intimate partner violence with housing stability Endorsed by Council on March 28, 2023, in follow up to the Culleton, Kuzyk & Warmerdam inquest recommendations 	\$100,000	\$100,000

Proposed Services 2024–2025	Allocations for 2024–2025	Allocations for 2023–2024
Hoarding and High Content Supports Pilot <ul style="list-style-type: none"> ▪ Purchase of service for training, mentorship of RCHC staff, and clinical care of RCHC tenants ▪ To improve & promote safe housing through health-focused practices 	\$105,000	\$0
Homelessness Coordinator - Contract	\$90,100	\$0
Supportive Transitional Housing <ul style="list-style-type: none"> ▪ For capital and/or operating expenses 	\$823,640	\$0
Food Security and Winter Warmth Programs	\$250,000	\$250,000
Capital (affordable housing units)	\$0	\$1,000,000
Administration (maximum 5% allowed)	\$178,460	\$178,460

Appendix B — RCHC-2023 Capital Projects Over \$50K

Location	Work Description	Status			Comments
		Budget	Quote	Status	
75 Stafford, Barry's Bay	Plumbing fixture replacement (including bathroom vanities)	\$75,000.00	\$20,719.17	100% complete Majority of work done in house	Completed in September
174/178, 202 Massey, 220/350 Arith Blvd — (14) Duplex, Renfrew	Massard roof asphalt shingle replacement	\$150,000.00	\$149,500.00	100% complete	Completed in September
260 Elizabeth, Pembroke	Flat roof replacement	\$250,696.00	\$242,699.00	100% complete	Completed in September
55 Poplar, Deep River	Flat roof replacement	\$175,000.00	\$170,567.00	100% complete	Completed in September
8 Burwash, Arnprior	Flat roof replacement	\$174,304.00	\$244,014.00	100% complete	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	100% complete	Completed in November
Lea St — (2) Townhome Blocks, Pembroke	B2020 — Exterior Windows	\$125,000.00	\$100,564.00	100% complete	Completed in July
26 Spruce, Arnprior	Front steps	\$50,000.00	\$50,600.00	100% complete	Completed in July
202 Cecil, Pembroke	New duplex	\$545,471.00	\$50,600.00	70% completed in 2023, remainder in 2024	Completed in May 2024



RCHC Arrears Report Second Quarter 2024

	Arrears April 2024		# of Tenants	Arrears May 2024		# of Tenants	Arrears June 2024		# of Tenants
Arnprior	Rent	\$30,830.74		Rent	\$31,122.00		Rent	\$24,788.00	
	Maint.	\$5,022.70		Maint.	\$4,960.70		Maint.	\$4,960.70	
	Misc.	\$1,938.00		Misc.	\$2,793.00		Misc.	\$1,138.00	
	Total	\$37,791.44	30	Total	\$38,875.70	43	Total	\$30,886.70	28
Renfrew	Rent	\$32,722.00		Rent	\$34,753.00		Rent	\$33,706.00	
	Maint.	\$721.00		Maint.	\$2,981.00		Maint.	\$3,520.00	
	Misc.	\$524.00		Misc.	\$1,615.00		Misc.	\$955.00	
	Total	\$33,967.00	24	Total	\$39,349.00	46	Total	\$38,181.00	34
Pembroke	Rent	\$70,774.60		Rent	\$70,270.06		Rent	\$72,427.32	
	Maint.	\$5,741.57		Maint.	\$6,121.57		Maint.	\$5,482.57	
	Misc.	\$4,964.97		Misc.	\$7,263.67		Misc.	\$5,579.67	
	Total	\$81,481.14	59	Total	\$83,655.30	99	Total	\$83,489.56	70

Renfrew County Housing Corporation

Comparison Arrears

	April-24	April-23	April-22	April-21	April-20	April-19	April-18
Arnprior	\$37,791.44	\$14,173.70	\$11,489.00	\$713.00	\$16,670.00	\$6,001.00	\$9,199.00
Renfrew	\$33,967.00	\$34,305.68	\$7,623.00	\$13,112.51	\$14,214.00	\$6,423.00	\$2,995.00
Pembroke & Area	\$81,481.44	\$78,116.60	\$40,460.50	\$43,956.82	\$43,181.00	\$18,358.00	\$16,951.00
TOTAL	\$153,239.88	\$126,595.98	\$59,572.50	\$57,782.33	\$74,065.00	\$30,782.00	\$29,145.00

	May-24	May-23	May-22	May-21	May-20	May-19	May-18
Arnprior	\$38,875.70	\$20,694.70	\$13,416.00	\$740.00	\$17,010.00	\$6,208.00	\$8,775.00
Renfrew	\$39,349.00	\$30,011.76	\$12,718.00	\$15,077.62	\$14,906.00	\$7,856.00	\$5,134.00
Pembroke & Area	\$83,653.30	\$85,955.60	\$52,970.00	\$46,796.82	\$45,605.00	\$19,150.00	\$13,305.00
TOTAL	\$161,878.00	\$136,662.06	\$79,104.00	\$62,614.44	\$77,521.00	\$33,214.00	\$27,214.00

	June-24	June-23	June-22	June-21	June-20	June-19	June-18
Arnprior	\$30,886.70	\$19,360.70	\$16,328.00	\$704.00	\$20,623.00	\$8,841.00	\$9,142.00
Renfrew	\$38,181.00	\$31,769.99	\$10,763.00	\$15,721.59	\$17,300.00	\$9,079.00	\$8,331.00
Pembroke & Area	\$83,489.56	\$93,459.08	\$66,207.45	\$45,304.60	\$48,467.00	\$22,299.00	\$11,415.00
TOTAL	\$152,557.26	\$144,589.77	\$93,298.45	\$61,730.19	\$86,390.00	\$40,219.00	\$28,888.00

Arrears consist of the following:

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

Maximum Rent Comparisons

Arnprior			2025 Maximum Rent 2.5% Increase	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
Duplexes, Townhouses, Single Detached Homes								
	13 Units	2 BDR	\$902	\$871	\$840	\$820	\$811	\$811
Riverview Dr., Third Ave., Fourth Ave., Laird St.,	50 Units	3 BDR	\$939	\$907	\$876	\$855	\$845	\$845
Bridge St., Wilfred Cres., Allan Dr., Sullivan Cres.,	18 Units 2 Units	4 BDR 5 BDR	\$1,012 \$1,064	\$978 \$1,029	\$945 \$995	\$922 \$971	\$912 \$960	\$912 \$960
With the exception of 228 Edward St.	1 Unit	3 BDR	\$1,012	\$978	\$945	\$922	\$912	\$912
Caruso St. & Spruce St.	27 Units	2 BDR	\$935	\$903	\$872	\$851	\$841	\$841
Caruso St. & Spruce St.	14 Units	3 BDR	\$976	\$943	\$911	\$889	\$879	\$879
Apartments								
Albert St., Burwash St., Russell St.	118 Units	1 BDR	\$840	\$810	\$791	\$772	\$763	\$763
	1 Unit	2 BDR	\$877	\$846	\$826	\$806	\$797	\$797
Spruce Cres.	16 Units	1 BDR	\$832	\$802	\$773	\$755	\$747	\$747
Total Arnprior Units	260 Units							

Pembroke			2025 Maximum Rent 2.5% Increase	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
Duplexes, Townhouses, Single Detached Homes								
Nelson St., Cecil St., Lea St., Frasers Ln., Arnolds Ln., Bronx St., Reynolds Ave.	53 Units 63 Units 14 Units 7 Units	2 BDR 3 BDR 4 BDR 5 BDR	\$874 \$938 \$1,000 \$1,059	\$843 \$906 \$966 \$1,024	\$813 \$875 \$933 \$990	\$794 \$854 \$911 \$966	\$785 \$844 \$901 \$955	\$785 \$844 \$901 \$955
204 to 242 Cecil	36 Units	2 BDR 3 BDR 4 BDR 5 BDR	\$871 \$936 \$997 \$1,057	\$840 \$904 \$963 \$1,022	\$810 \$873 \$930 \$988	\$791 \$852 \$908 \$964	\$782 \$842 \$898 \$953	\$782 \$842 \$898 \$953
Apartments								
Nelson St., River Rd., MacKay St., Elizabeth St.	177 Units 1 Unit	1 BDR 2 BDR	\$774 \$874	\$746 \$843	\$719 \$813	\$702 \$794	\$694 \$785	\$694 \$785
Total Pembroke Units	351 Units							

Apartments (Outlying Areas)								
Deep River	24 Units	1 BDR	\$754	\$726	\$699	\$673	\$656	\$656
Cobden	20 Units	1 BDR	\$748	\$720	\$693	\$667	\$650	\$650
Eganville	26 Units	1 BDR	\$748	\$720	\$693	\$667	\$650	\$650
Barry's Bay	35 Units	1 BDR	\$748	\$720	\$693	\$667	\$650	\$650
Beachburg	12 Units	1 BDR	\$748	\$720	\$693	\$667	\$650	\$650
Palmer Rapids	21 Units	1 BDR	\$748	\$720	\$693	\$667	\$650	\$650
Total Outlying Units	138 Units							

Renfrew Site			2025 Maximum Rent 2.5% Increase	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
Duplexes, Townhouses, Single Detached Homes								
Moran Heights	31 Units	2 BDR 3 BDR 4 BDR	\$974 \$974 \$1,010	\$941 \$941 \$976	\$919 \$919 \$953	\$897 \$897 \$930	\$887 \$887 \$919	\$887 \$887 \$919
Airth Blvd.	29 Units	2 BDR 3 BDR 4 BDR 5 BDR	\$869 \$917 \$984 \$984	\$839 \$885 \$951 \$951	\$809 \$854 \$919 \$919	\$790 \$834 \$897 \$897	\$781 \$825 \$887 \$887	\$781 \$825 \$887 \$887
Oak Crescent	26 Units	2 BDR 3 BDR 4 BDR 5 BDR	\$869 \$907 \$984 \$984	\$839 \$876 \$951 \$951	\$809 \$845 \$919 \$919	\$790 \$825 \$897 \$897	\$781 \$816 \$887 \$887	\$781 \$816 \$887 \$887
Vimy Blvd.	42 Units	2 BDR 3 BDR	\$855 \$945	\$825 \$913	\$796 \$881	\$777 \$860	\$768 \$850	\$768 \$850
Apartments								
Lorne St., Vimy Blvd., Hall Ave.	143 Units	1 BDR 2 BDR	\$800 \$833	\$771 \$803	\$743 \$774	\$725 \$756	\$717 \$748	\$717 \$748
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 2025, and will continue annually until such time the maximum rents match HILS maximum rents. 3) The 2025 maximum rent within this document reflects the recommendations.

HILS Jan 1 2024	1 bedroom	2 bedrooms	3 bedrooms	4/5 bedrooms
	\$38,500	\$46,500	\$52,500	\$61,000
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
Maximum rents effective January 1, 2025	\$863	\$1,056	\$1,211	\$1,502