

Report HDR-CW-06-18

To: Warden Halliday and Members of Grey County Council
From: Anne Marie Shaw, Director of Housing
Meeting Date: April 12, 2018
Subject: Social Housing Apartment Improvement Program Additional Funding and Business Plan for 2018-19 funding.
Status: Recommendation adopted by Committee as presented per Resolution CW99-18;

Recommendation

- 1. That report HDR-CW-06-18 regarding additional funding through the Social Housing Apartment Improvement Program be received; and**
- 2. That Council endorses the business plan for the additional year one funding from the Province of \$111,547 and the 2018-2021 business plan and that the plans be submitted to the Province.**

Background

On October 6, 2017, Grey County received notice the Province is providing new funding under the Social Housing Apartment Improvement Program (SHAIP) for repairs and retrofits to social housing. The investment is part of the Province's Climate Change Action Plan funded by proceeds from the province's carbon market. The funding applies only to highrise apartments with 150 or more units. Grey County has one such building located at 350 14th Street West, Owen Sound, known as Parkway Apartments.

Additional Funds 2017-18

Pending carbon market proceeds, Grey County received a conditional allocation up to \$829,876 for 2017-2018 and \$736,054 for 2018 to 2021. The Province has now confirmed the funding of \$829,876. The plans for this funding were provided Council in report HDR-CW-01-18. Grey County received notice February 23, 2018 of additional funds of \$111,547.

Grey County housing is proposing to use the additional funds as follows:

Replacement of remaining roof area:	\$105,970
Administration Cost 5%	<u>\$ 5,577</u>
Total	\$111,547

One tower of the roof was replaced as part of the repair to the damaged brick and building envelope in 2015. The current funds will be used for replacement of the remaining roof areas. Funds from year 2018-2021 will also be required to fund the total amount of the roof project.

Funds for Phase Two of Program (2018-2021)

The business case for year 2 to 4 of this funding is due April 28, 2018.

Eligible building retrofits include:

- Replacing building heating and or cooling systems and related sub components
- Upgrading exterior and interior building insulation
- Solar walls
- Upgrading windows and/or exterior doors
- Upgrading lighting systems, LED lighting, lighting controls
- Re cladding or upgrading building envelope
- Cost required of required building energy audit reports

For the three-year period following completion of the funded retrofit work, the Service Manger will collect monthly data related to the ongoing energy use of the building. This data is tracking gas and electrical consumption. A pre retrofit Energy Audit and post retrofit energy audit must be performed. Administration fees of up to 5% of the funding are available to assist with administrative costs

Phase two projects include:

- LED Lighting: Changing the interior lighting to LED, changing existing exterior lighting to LED and adding more lighting to the parking lot and building to increase safety and security.
- Solar Energy: Installation of a solar Photovoltaic 30KW system to generate electricity. Net metering allows electricity generation from a renewable energy source to the electricity grid for a credit on energy costs.

- **Wooden Doors:** Replacement of wooden exterior doors, many building built between 1969-1973 have wooded doors that are in need of replacement due to drafts, warping, not closing properly. A clause in the guidelines allows buildings under 150 units to use funding if there is funding remaining after the retrofit of the overall envelope of buildings over 150 units.

Financial / Staffing / Legal / Information Technology Considerations

Projects for Year 2-4 Funding include:

Administration Fees	\$36,802
Replace Exterior Lights-	\$158,000
Replace Interior Lights	\$89,250
30KW Solar PV System	\$170,000
Remaining roof cost	\$50,000
Various Door replacements	<u>\$232,002</u>
Total	\$736,054

Link to Strategic Goals / Priorities

Program will assist in the sustainability of affordable housing units.

Attachments

SHAIP Additional Funds Letter February 23, 2018

Respectfully submitted by,

Anne Marie Shaw
Director of Housing

Ministry of Housing	Ministère du Logement
Assistant Deputy Minister's Office	Bureau du sous-ministre adjoint
Housing Division 777 Bay St 14th Flr Toronto ON M5G 2E5 Telephone: (416) 585-6738 Fax: (416) 585-6800	Division du Logement 777, rue Bay 14 ^e étage Toronto ON M5G 2E5 Téléphone: (416) 585-6738 Télécopieur: (416) 585-6800



HFUN-1802-18

February 23, 2018

Ms. Anne Marie Shaw
Director of Housing
County of Grey
595 Ninth Avenue East
Owen Sound, Ontario
N4K 3E3

Dear Ms. Shaw:

Re: Social Housing Apartment Improvement Program – Confirmed Funding Allocation 2017-18

Further to my letter dated December 8, 2017, I am happy to inform you that, due to a repurposing of carbon market proceeds, the new total conditional allocation for the County of Grey has been increased from \$829,876 to \$941,423 under the Social Housing Apartment Improvement Program (SHAIP) in 2017-18. This is an increase of \$111,547. I would ask that you let ministry staff know by March 9, 2018, if you will be unable to use this additional funding in 2017-18.

Based on a recent carbon market auction, your additional confirmed allocation for SHAIP in February 2018 is \$337,114. This brings your total confirmed allocation under SHAIP to \$897,280 in 2017-18:

SHAIP Y1 (2017-18)				
New Total Conditional Allocation	Confirmed Allocation as of October, 2017	Confirmed Allocation as of December, 2017	Additional Confirmed Allocation as of February, 2018	Total Confirmed Allocation to Date
\$941,423	\$352,697	\$207,469	\$337,114	\$897,280

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As you know, SHAIIP is funded by proceeds from the province's carbon market, which, by law, must be put towards programs that reduce greenhouse gas (GHG) emissions.

Any further confirmed allocation for 2017-18 will be based on proceeds from the next carbon market auction. You will receive an additional confirmed allocation only after this last carbon market auction for 2017-18 and provincial approvals. Please be advised that ministry staff anticipate being able to send your next confirmed funding allocation letter in late March 2018.

We look forward to working with you in committing the funds in a timely manner and implementing the program efficiently. Please do not hesitate to contact Erich Freiler, by email or by phone at erich.freiler@ontario.ca or (416) 585-6193, if you have any follow-up questions.

Sincerely,


Janet Hope
Assistant Deputy Minister

c: Cynthia Cabral, Team Lead, Regional Housing Services, West