

Clause 13 in Report No. 8 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 17, 2018.

13

Participation in the GreenON Social Housing Program

Committee of the Whole recommends adoption of the following recommendations contained in the report dated April 19, 2018 from the Commissioner of Community and Health Services:

1. The Region be authorized to enter into a Transfer Payment Agreement with the Housing Services Corporation with respect to the Provincial GreenON Social Housing Program.
2. The Commissioner of Community and Health Services be authorized to execute the Transfer Payment Agreement with the Housing Services Corporation on the Region's behalf and any ancillary documents.
3. The Commissioner of Community and Health Services be authorized to approve, execute and adjust on behalf of the Region, agreements with housing providers with respect to transfer agreement funding and any ancillary documents.
4. Council authorize a 2018 budget adjustment to be made upon confirmation of the Region's GreenON Social Housing funding allocation to increase operating expenditures and revenues in the Housing Services budget, with no net tax levy impact.
5. The Commissioner of Community and Health Services be authorized to receive additional funds and allocate those funds with no net tax levy impact, in accordance with GreenON Social Housing Program rules, in the event additional funds are allocated by the Province through Housing Services Corporation.
6. Staff report back to Council by October 2021 regarding final funding expenditures and project details.

---

Report dated April 19, 2018 from the Commissioner of Community and Health Services now follows:

## 1. Recommendations

It is recommended that:

1. The Region be authorized to enter into a Transfer Payment Agreement with the Housing Services Corporation with respect to the Provincial GreenON Social Housing Program.
2. The Commissioner of Community and Health Services be authorized to execute the Transfer Payment Agreement with the Housing Services Corporation on the Region's behalf and any ancillary documents.
3. The Commissioner of Community and Health Services be authorized to approve, execute and adjust on behalf of the Region, agreements with housing providers with respect to transfer agreement funding and any ancillary documents.
4. Council authorize a 2018 budget adjustment to be made upon confirmation of the Region's GreenON Social Housing funding allocation to increase operating expenditures and revenues in the Housing Services budget, with no net tax levy impact.
5. The Commissioner of Community and Health Services be authorized to receive additional funds and allocate those funds with no net tax levy impact, in accordance with GreenON Social Housing Program rules, in the event additional funds are allocated by the Province through Housing Services Corporation.
6. Staff report back to Council by October 2021 regarding final funding expenditures and project details.

## 2. Purpose

This report provides information about GreenON Social Housing Program funding and seeks approval for the Commissioner of Community Health Services to enter into a Transfer Payment Agreement with the Housing Services Corporation. It also seeks approval for the Commissioner to provide grants to housing providers within the approved allocations received from Housing Services Corporation and distribute any additional funds should they become available.

### 3. Background

The Ontario Government announced an investment of \$25 million, for repairs and retrofits to social housing across the Province to improve living conditions and address climate change for apartment buildings with less than 100 units

On February 9, 2018, the Green Ontario Fund (GreenON) announced the GreenON Social Housing Program for eligible social housing apartment buildings across Ontario. The program will invest \$25 million to support greenhouse gas emission reducing retrofits in social housing apartment buildings with less than 100 units.

The program will be administered by the Housing Services Corporation which was created in January 2012 to address the evolving needs of its clients under the *Housing Services Act 2011*. It works with Ontario's 1,400 plus social housing providers and 47 Service Managers to help them make the best use of their resources and manage their building portfolios more effectively.

This program compliments the Provincial Social Housing Apartment Improvement Program approved by Council on [February 15, 2018](#), which focuses on apartment buildings with 100 or more units. The scope of retrofit activities under the GreenON Social Housing Program will be consistent with those of Social Housing Apartment Improvement Program. Funds will be disbursed between July 2018 and March 31, 2021, when the projects reach completion.

The type of building retrofits that may be funded include:

- Replacing building heating/cooling systems
- Upgrading exterior or interior insulation
- Installing solar walls
- Upgrading building windows and or exterior doors
- Upgrading building lighting systems including converting to LED lighting systems, lighting controls and sensors
- Re-cladding or upgrading building envelopes
- Retrofitting that uses low carbon and carbon free energy technologies/systems

## Participation in the GreenON Social Housing Program

A business case was submitted requesting \$7 million in funding with the potential to reduce greenhouse gas emissions by approximately 163 tonnes annually

Service Managers were required to submit a business case expressing interest to Housing Services Corporation to receive a funding allocation. The Region's business case outlined the potential for approximately \$40 million in energy saving upgrades at 33 buildings with the potential to reduce greenhouse gas emissions by approximately 1,130 tonnes annually. With an overall system need that is likely in excess of \$200 million, and \$25 million in funding available, a business case was put forward for \$7 million in funding. The business case focused on improvements that would optimize the reduction of greenhouse gas emissions with consideration of building component age. Through approximately 30 retrofit projects there is the potential to reduce greenhouse gas emissions by approximately 163 tonnes annually. Confirmation of funding is expected in early May.

Program eligibility requirements for housing providers to qualify for the GreenON Social Housing Program include provisions to protect affordability

The Region will decide how to allocate funds to housing providers, provided allocation decisions comply with the program requirements. These include requirements to ensure affordability for residents.

Housing providers that participate in the GreenON Social Housing Program must ensure that their units remain affordable for a ten year period after completion of the funded retrofit work.

In addition, the provider must agree to operate as social housing under the *Housing Services Act, 2011* for a minimum of three years after the completion of all projects (regardless of any mortgage obligations or agreements between a Service Manager and the eligible housing provider). What this means is that all participating housing providers must continue operating as they currently do under the *Housing Services Act, 2011*. Once the three year period ends, the Region may require housing providers to maintain affordable rents for an additional period which would be commensurate with the value of funding received.

Projects are eligible to receive funding if they meet the following criteria:

- Must be a single social housing apartment building
- Must contain less than 100 units

## Participation in the GreenON Social Housing Program

- Must be social housing (i.e. must be subject to a transferred housing program under the *Housing Services Act, 2011*); eligible providers and buildings are listed in Attachment 1
- Buildings must not have previously received or be receiving funding under existing Greenhouse Gas Emission reduction programs including Social Housing Apartment Retrofit Program, Social Housing Apartment Improvement Program, Social Housing Electricity Efficiency Program or Municipal Green House Gas Challenge Fund funding

### 4. Analysis and Implications

Execution of the Transfer Payment Agreement with the Housing Services Corporation is required by June 30, 2018

In order to receive the GreenON Social Housing Program funding, York Region submitted a business case to Housing Services Corporation. Housing Services Corporation will allocate funding based on the business case submission. If successful, the Region must then enter into a Transfer Payment Agreement with the Housing Services Corporation. The Agreement must be executed no later than June 30, 2018.

Funding to be allocated based on Expressions of Interest submitted by housing providers

Housing providers will be asked to submit an Expression of Interest and business case to the Region detailing proposed projects that reduce greenhouse gas emissions and building energy costs through the latest low-carbon and carbon free energy technology systems. Expression of Interests will be evaluated by a multi-disciplinary evaluation team, and funding that accomplishes the greatest reduction in greenhouse gas emissions per capital dollar spent will be allocated to the housing providers for project implementation.

Energy retrofits from the GreenON Social Housing Program will help towards achieving Regional targets for greenhouse gas emission reductions

The GreenON Social Housing Program will support the Region in moving towards the Region's target of zero greenhouse gas emissions by 2051, as identified in the Region's plan [Vision 2051](#) and the [Energy Conservation and Demand Management Plan Update](#) approved by Council in 2016.

Link to key Council-approved plans

Funding social housing assets to lower greenhouse gas emissions and reducing energy costs align with the Region's [Official Plan, 2015-2019 Strategic Plan](#), Housing York Inc.'s [Achieving New Heights through Innovation and Sustainability](#) Community and Health Services Department's [Multi-Year Plan, Investing in our Communities](#) and [Housing Solutions, A Place for Everyone, York Region 10 Year Housing Plan](#). This also supports key priority areas such as sustaining critical infrastructure, effectively managing municipal resources, supporting community health and managing the Region's finance prudently.

5. Financial Considerations

The Program will run from 2018 to 2021, and will be fully funded by the Province, including administration costs through the Housing Services Corporation. It is expected that the Region's funding allocation will be known in early May.

No impact to tax levy

Upon approval of the Region's GreenON business case submission, an increase to the approved 2018 operating budget will be required, offset by 100 per cent Provincial Funding, with no net tax levy impact. Remaining allocations will be addressed through the annual budget process.

6. Local Municipal Impact

Social and Affordable housing buildings are located in all nine local municipalities. Over 6,700 households live in York Region's social housing communities and over 14,000 more are on the waiting list. Well-maintained buildings in healthy environments are an important community asset.

7. Conclusion

Implementation of GreenON Social Housing Program supports the objectives of the [Energy Conservation and Demand Management Plan Update](#) and [Vision 2051](#). In addition, housing provider's access to funding will ensure that needed capital repairs are completed that reduce greenhouse gas emission and enhances the quality of life of resident households, while reducing the impact on climate change in York Region.

## Participation in the GreenON Social Housing Program

For more information on this report, please contact Rick Farrell, General Manager, Housing Services at ext. 72091.

The Senior Management Group has reviewed this report.

April 19, 2018

Attachment (1)

8379212

Accessible formats or communication supports are available upon request

### Housing Providers Eligible for GreenON Social Housing Program

| Housing Provider – Property Name                                     | Number of Units |
|--|-----------------|
| <b>Town of Aurora</b>  |                 |
| Housing York Inc. – Hadley Grange                                    | 80              |
| Housing York Inc. – Orchard Heights Place #55                        | 22              |
| Housing York Inc. – Orchard Heights Place #57                        | 61              |
| <b>Town of East Gwillimbury</b>                                      |                 |
| Housing York Inc. – Oxford Village                                   | 36              |
| <b>Town of Georgina</b>  |                 |
| Housing York Inc. – Northview Court #37                              | 40              |
| Housing York Inc. – Northview Court #39                              | 32              |
| Housing York Inc. – Pineview Terrace                                 | 49              |
| Bethany Co-operative Homes Inc. - Bethany Co-operative Homes         | 24              |
| Our Lady of Smolensk - Our Lady of Smolensk                          | 35              |
| Pefferlaw and Lions Housing Corporation – Rixon Manor                | 26              |
| <b>Township of King</b>  |                 |
| Housing York Inc. – Kingview Court                                   | 27              |
| Housing York Inc. – Nobleview Pines                                  | 26              |
| Schomberg Lions Club Non-Profit Housing Inc. - Kitchen-Breedon Manor | 32              |
| <b>City of Markham</b>   |                 |
| Hagerman Corners Community Homes Inc. - Hagerman Corners             | 81              |
| <b>Town of Newmarket</b>   |                 |
| Housing York Inc. – Fairy Lake Gardens #468                          | 97              |
| Housing York Inc. – Fairy Lake Gardens #474                          | 56              |
| Housing York Inc. – Heritage East #349                               | 54              |
| Housing York Inc. – Heritage East #351                               | 66              |
| German-Canadian Housing of Newmarket - German-Canadian Housing #737  | 67              |
| German-Canadian Housing of Newmarket - German-Canadian Housing #735  | 45              |
| Interfaith Homes (Centenary) Corporation - Manor Green               | 99              |
| <b>Town of Richmond Hill</b>   |                 |
| Housing York Inc. – Dunlop Pines #76                                 | 67              |
| Housing York Inc. - Dunlop Pines #78                                 | 66              |
| Housing York Inc. - Evergreen Terrace                                | 56              |



|   |             |
|---|-------------|
| Housing York Inc. - Maplewood Place   | 80          |
| Crescent Village Senior's Housing - Crescent Village Senior's Housing           | 28          |
| Prophetic Non-Profit (Richmond Hill) Inc. - Genesis Place                       | 74          |
| Voices of the Vedas Cultural Sabha Inc. - Anand Bhavan Senior's Home            | 25          |
| <b>Town of Whitchurch-Stouffville</b>   |             |
| Housing York Inc. - Elmwood Gardens   | 51          |
| <b>City of Vaughan</b>  |             |
| Annswell Court Foundation – Annswell Court                                      | 39          |
| Branch 414 Legion Village Non-Profit Housing Corp - Legion Woods                | 30          |
| St. Peter's Seniors' Residence Woodbridge Inc. - St. Peter's Seniors' Residence | 65          |
| Thornhill St. Luke's Seniors Home Inc. - St. Luke's Lodge                       | 96          |
|   |             |
| <b>Total Buildings</b>  | <b>33</b>   |
| <b>Total Units</b>  | <b>1732</b> |

8252723