



City of
Peterborough

To: Members of the General Committee

From: Sheldon Laidman, Commissioner, Community Services

Meeting Date: September 12, 2022

Subject: Cost Sharing of Generator at Marycrest at Inglewood Seniors' Residence, Report CSSS22-022

Purpose

A Report to recommend cost sharing for a comprehensive back-up generator system to be installed at Marycrest at Inglewood Senior's Residence at 1565 Monaghan Road.

Recommendations

That Council approve the recommendations outlined in Report CSSS22-022 dated September 12, 2022 of the Commissioner of Community Services as follows:

- a) That \$400,000 of municipal funds be allocated to Marycrest at Inglewood Senior's Residence, as a city contribution to a comprehensive back-up generator system; and,
- b) That the Mayor and Clerk be authorized to enter into agreements for project funding with Social Housing Provider Marycrest at Inglewood Senior's Residence, on terms satisfactory to the Commissioner of Community Services and in forms acceptable to the City Solicitor.

Budget and Financial Implications

\$400,000 is proposed to be drawn from the City and County Capital Reserve for Social Housing, which has a balance of \$1,650,597. This reserve is intended for capital repairs and improvements in the Social Housing portfolio. This reserve is generated through

annual repayments of surplus municipal allocations to social housing providers that are mandated to be made by the municipality through the Housing Services Act.

Background

Since 2010 the City of Peterborough, as Service Manager, has prioritized and supported the supply and installation of back-up generators at community housing facilities that serve seniors and vulnerable individuals. To date new systems have been installed at three such sites in the County of Peterborough as well as two in the City, bringing stability and ensuring critical needs are met for the residents in power failure conditions.

Often back-up generator systems are selected based on criteria such as fuel sources, their availability, and costs. This typically results in the generator system only supporting what is known as “critical loads”, such as fire detection systems, fire suppression systems, partial lighting, and partial heating, and sometimes a single elevator, depending on the funds available.

Financial contributions towards the cost associated with a back-up generator system has introduced a new level of security to these sites that includes, where possible, all electrical loads being covered. These contributions allow the housing provider to go beyond the limitations of only “critical loads”, which then allows the residents of these buildings to be able to live comfortably and securely in power failure conditions with all systems in the building fully operational. This means that elevators remain operational, as does lighting, heating, convenience outlets, the ability to cook, bathe and clean, as well as the critical loads that are typically chosen by an Electrical Engineer.

Peterborough has, since 2004, suffered a few significant events, such as the flood, an extended provincial power outage, and most recently a significant windstorm that made the local power distribution inoperable for several days. This can significantly impact vulnerable residents, especially seniors if they are unable to remain in their homes due to a power failure. Many seniors are limited by mobility challenges and can find themselves unable to charge their assistive and communication devices, which makes it extremely difficult to leave their residence, or get help, especially when the elevators are not operational.

For these reasons, Social Services has been committed to providing financial assistance, when possible, as well as engineering and project management services, to Community Housing Providers that serve seniors. Initially efforts and investments were focused on county sites, due to the number of power failures they were experiencing, and now are focused on City sites as well, due to the significance and impact of major power failure events.

Marycrest at Inglewood, located at 1565 Monaghan Road, is a not-for-profit senior's apartment building in Peterborough that offers rent geared to income housing, as part of

the Community Housing portfolio. It contains 60 apartments with a common room, a rooftop patio, and two elevators that serve residents. Many of the apartments are fully accessible, and serve individuals with mobility challenges, making elevators extremely important for their freedom to come and go as they need or want.

The back-up generator system for Marycrest at Inglewood Senior's Residence will be a reliable full-service generator system that runs on natural gas. The recommendation is to contribute \$400,000 from the City and County Reserve for Housing Capital Repair Projects, towards this project. This contribution will not only provide significant financial assistance to this housing provider, it will also meet the requirements under COCHI for the federal/provincial funding for Year 4.

In 2019 the Federal and Provincial governments introduced a source of funding to Service Managers to assist in Capital Projects for their social housing portfolios. This funding program is known as the Canada Ontario Community Housing Initiative (COCHI). This funding initiative allows Service Managers to invest federal / provincial funding into their community housing sites to complete any necessary capital repairs that are needed. Since the community housing portfolio is between 30-60 years old, those needs can be significant.

The COCHI funding initiative requires the Service Manager to cost match, dollar for dollar. Therefore, to receive COCHI funding, the City of Peterborough, as Service Manager, must also contribute matching funds towards capital repairs in the community housing portfolio.

2022/23 is Year 4 of the COCHI initiative. The funding available to Peterborough through COCHI for year 4 is \$432,585, which means the City must allocate the same amount of municipal investment to qualify for this federal / provincial funding. This project requires \$800,000 of total funding. The remaining \$32,585 of COCHI funds will be allocated to other eligible housing projects and its cost share requirement can be covered by the existing 2022 Social Services budget.

Summary

The Canada Ontario Community Housing Initiative provides federal and provincial funding to Service Managers towards much needed capital repairs in the community housing portfolio. To qualify for this funding, Service Managers are required to cost match dollar for dollar. Peterborough's allocation of COCHI funding for 2022/23 (Year 4) is \$432,585.

This cost matching requirement is almost completely met by the City's contribution of \$400,000 towards a gas fired back-up generator system that will cover all of the electrical loads at Marycrest at Inglewood Senior's Residence located at 1565 Monaghan Road, Peterborough.

Submitted by,

Sheldon Laidman
Commissioner of Community Services

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