



City of
Peterborough

To: Members of the General Committee

From: Sheldon Laidman, Commissioner, Community Services

Meeting Date: February 13, 2023

Subject: Service Manager Consents for Community Housing Amalgamation, Report CSSS23-004

Purpose

A report to recommend Service Manager consent under the Housing Services Act for the amalgamation of Kawartha Participation Projects (KPP) and Hilliard Park Non-Profit Homes.

Recommendations

That Council approve the recommendations outlined in Report CSSS23-004, dated February 13, 2023 of the Commissioner of Community Services as follows:

- a) That City Council, acting as Service Manager under the Housing Services Act, 2011 (HSA), provide consent pursuant to section 34, to the amalgamation of Kawartha Participation Projects (KPP) with Hilliard Park Non-Profit Homes Inc under KPP's name; and
- b) That the Commissioner of Community Services be authorized to sign documents as required.

Budget and Financial Implications

There are no budget or financial implications. The mandatory payments to each agency to provide rent geared to income housing as required under the Housing Services Act will remain unchanged.

Background

KPP is a non-profit housing provider in the City of Peterborough that provides Rent Geared to Income (RGI) supportive housing for people with physical disabilities, RGI housing for low-income individuals and families, as well as outreach support services for people with physical disabilities. KPP owns 71 units of housing, but also provides property management services to four other community housing providers: Hilliard Park Non-Profit Homes (Hilliard Park), AOTS Chemong Village, Kairos Non-Profit Housing, and Kiwanis Club of Scotts Plains.

Starting in 2019, the board of KPP began to discuss the possibility of a merger with Hilliard Park. At that time, it was decided that an amalgamation of the boards would be an appropriate first step. The Boards merged in 2020, but still oversaw the two housing providers as separate projects. In 2021, it was decided that a full merger would streamline services and reduce back-office functions, resulting in significant time savings, and minor cost savings.

The Board of KPP and Hilliard Park Homes requires the Service Manager's consent to merge their corporations. It is the opinion of staff that, mergers and acquisitions between non-profit housing providers will be a key element in ensuring the longevity of community housing providers. There are currently 16 independent non-profit boards to govern 725 units of community housing. This represents a substantial number of volunteer hours needed in a climate where volunteer numbers are dwindling. Additionally, economies of scale can reduce time and costs for housing providers, whose margins are already slim.

The Service Manager is required to provide 30 days notice to the Ministry of Municipal Affairs and Housing of this consent. Staff do not expect any impact to tenants as part of this merger.

Submitted by,

Sheldon Laidman
Commissioner of Community Services

Contact Name:

Rebecca Morgan Quin
Housing Manager
Phone: 705-748-8830 Ext. 3307
Toll Free: 1-855-738-3755
E-Mail: rmorgan-quin@peterborough.ca