



City of
Peterborough

To: **Members of the General Committee**

From: **W. H. Jackson,
Commissioner of Infrastructure and Planning Services**

Meeting Date: **June 6, 2018**

Subject: **Report IPSHD18-003
Social Housing Apartment Improvement Program**

Purpose

A report seeking the approval from City Council for receipt and use of funding for eligible properties under the Social Housing Apartment Improvement Program as offered by the Minister of Housing.

Recommendations

That Council approve the recommendations outlined in Report IPSHD18-003 dated June 6, 2018, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the City of Peterborough participate in the Social Housing Apartment Improvement Program, offered by the Province of Ontario, for specific eligible repairs and retrofits at high-rise social housing apartments;
- b) That the Mayor and Clerk be authorized to execute Transfer Payment Agreements with the Ministry of Housing for the Social Housing Apartment Improvement Program; and
- c) That the Mayor and Clerk be authorized to execute funding and other associated agreements with eligible social housing providers, with terms and conditions satisfactory to the City Solicitor, or designate.

Budget and Financial Implications

The Social Housing Apartment Improvement Program is 100% provincially funded. Peterborough received a notional funding allocation of \$736,054 for the 2018-19 program year.

Funding is available to the City only after Business Cases are approved by the Ministry of Housing.

Background

Social Housing Apartment Improvement Program

The Ministry of Housing announced funding under the Social Housing Apartment Improvement Program (SHAIP) for high-rise apartments of 100 or more units in August, 2017. Conditional funding commitments have been made to Service Managers based on carbon market proceeds, to support apartment retrofits that will result in measurable reductions of greenhouse gas. The objectives of the program are to reduce greenhouse gas emissions, enhance living accommodations for Ontario's low-income and vulnerable tenants, reduce operating costs for social housing providers, support the greenhouse gas retrofit sector and create local jobs in communities across Ontario. Only projects that can measurably reduce greenhouse gas emissions will qualify.

Eligible Projects

Like other social housing stock across the province, Peterborough's high-rise social housing apartments were developed in the 1960s and 1970s, when energy-efficient design was not a significant concern. These buildings are now at a stage in their life cycle when major systems need to be replaced.

Three high-rise apartment buildings for seniors in the social housing portfolio of the City of Peterborough are eligible for SHAIP funding: two Peterborough Housing Corporation buildings at 169 Lake Street and 486 Donegal Street, as well as St. John's Retirement Homes' building (St. John's Centre) at 440 Water Street.

Business cases have been prepared and submitted to the Ministry of Housing for funding approval at these three locations. These business cases include:

- replacement of inefficient gas fired Make-up Air Handling Units with new high efficiency gas fired units for 169 Lake Street and 486 Donegal Street; and
- replacement of gas fired boilers and hot water storage tanks at St. John's Centre.

Replacing outdated equipment will reduce environmental impacts as well as energy consumption and operational costs.

The total cost for all three projects is estimated to be \$717,000. Annual savings from the retrofits is estimated at \$55,014, with greenhouse gas reduction of 206 tons annually, as detailed in Table 1 below.

Table 1 Overview of SHAIP Projects at Three Properties

	Estimated Cost	Total Annual Savings	Total Annual GHG Reduction (tCO₂e)
Lake Street	\$248,600	\$19,251	142.6
Donegal Street	\$203,400	\$7,635	56.5
St. John's Centre	\$265,000	\$28,128	6.9
Total	\$717,000	\$55,014	206

The Housing Division's Capital Planning Analyst assists social housing providers to manage their assets, staying ahead of necessary repairs and replacements. Energy-efficient windows and doors, which are the focus for many greenhouse gas initiatives, have already been completed for many providers. As well, while building heating and cooling systems may be replaced under this program, converting inefficient electrical baseboard heating to gas does not reduce greenhouse gases, so those projects are not eligible to receive funding.

Summary

Upgrading the efficiency of systems for social housing buildings will reduce providers' operational costs, reduce their greenhouse gas impact, and improve quality of life for tenants. The Social Housing Apartment Improvement Program will take pressure off social housing providers' capital reserves to undertake this necessary work. The 10-year Housing and Homelessness Plan identifies that social housing properties are a valuable asset with positive long-term prospects. Delivery of SHAIP funds to eligible projects supports the commitment in the Plan to responsibly managing these assets.

Submitted by,

W. H. Jackson, P. Eng.
Commissioner of Infrastructure and Planning Services

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