



Mailing Address:
P.O. Box 344
Thorold ON L2V 3Z3

Street Address:
Campbell East
1815 Sir Isaac Brock Way
Thorold ON

Phone: 905-682-9201
Toll Free: 1-800-232-3292
(from Grimsby and beyond Niagara region only)

Main Fax: 905-687-4844
Fax – Applications: 905-935-0476
Fax – Contractors: 905-682-8301
Web site: www.nrh.ca

January 20, 2020

Ann-Marie Norio, Regional Clerk
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Dear Ms. Norio,

At their January 17, 2020 meeting, the Niagara Regional Housing Board of Directors passed the following motion as recommended in report NRH 1-2020 (attached):

That the NRH Board of Directors RECEIVE the report RFP - Affordable Housing Master Plan and add Board Members Gary Zalepa and Leanna Villella to the Affordable Housing Master Plan Team.

The NRH Board of Directors is seeking a non Board Member Councillor for the Housing Master Plan Team.

Your assistance is requested in moving report NRH 1-2020 through appropriate channels to Council for approval.

Sincerely,

Mayor Walter Sendzik
Chair



REPORT TO: Board of Directors of Niagara Regional Housing

SUBJECT: RFP – Affordable Housing Master Plan

RECOMMENDATION

1. That the Niagara Regional Housing Board of Directors **RECEIVES** this report for information.
2. That the Niagara Regional Housing Board of Directors **FORWARDS** the report to Council to request for one Councilor (Non-Board Member) representation to be on the project team.

KEY FACTS

- The Board of Directors (BOD) for NRH requested a feasibility study on the owned units as identified in the approved Business Plan for 2019-2020 (19-183-3.4 July 19, 2019) to explore regeneration/intensification opportunities
- The Board expanded this initiative to include Housing Providers
- In discussion with members of the Affordable Housing Strategy Steering Committee at Niagara Region, it was identified that the study should include available lands such as surplus lands that may be available from the Long Term Care developments, etc.
- The plan now is expanded from a feasibility study to a 20 year Affordable Housing Master Plan
- Staff are working on creating an RFP to develop the Master Plan

Report

The purpose of a Master Plan is to provide a strategic framework to achieve the Board's vision and mission, which will focus on the NRH properties and those of the providers in our communities.

The Master Plan will direct NRH and the Region to present a vision and a strategy to revitalize community housing through redevelopment and growth as well as maintain the current housing stock in Niagara.

The Master Plan will explore how and when potential divestment strategies to either replace existing units or generate revenue to increase the supply of affordable housing in Niagara. This could include potential partnership opportunities.

The timing for this project is good for a variety of reasons including:

- a) NRH has recent building condition assessments on all properties including the owned and housing provider stock
- b) NRH performed reserve fund studies on all of the provider properties
- c) A Niagara Region Housing Market Analysis and Growth Scenario, which determines the current and future need for affordable housing, was recently completed for the Niagara Region and Niagara Regional Housing by the Canadian Centre for Economic Analysis (CANCEA). This analysis provides a breakdown of regional housing need by municipality, household income, and types of units out to 2041.
- d) The upcoming development for long term care may provide opportunity for available lands
- e) Canada Mortgage and Housing Corporation (CMHC) has programs available with various grant and funding streams

NRH has been engaging with a consultant to put together a draft scope of work for the project so that we have a starting point. Various regional experts are required to ensure we are identifying all pertinent information and content for this project.

Below is a draft list of members for the Housing Master Plan Project Team to develop the RFP and manage the project.

Staff are requesting that the report be forwarded to Niagara Region Council to provide one Councilor that is not on the NRH Board to be part of this team.

List for Housing Master Plan RFP Project		
Project Team Members		
Name	Position	
Donna Woiceshyn	CEO	NRH
Cameron Banach	Manager Housing Operation	NRH
Fred Elbe	Capital Works Manager	NRH
Gord Szaszi	Project Manager, Housing Development	NRH
Jenny Schikluna	Manager Housing Programs	NRH
Brian Wilson	Legal Counsel with CCDC experience	NR
James Hyatt	Board Co-chair, Chair of Dev. Committee	NRH
Gary Zalepa	1 Board Member/Councilor	NRH
Leanna Villella	1 Board Member/Councilor	NRH
1 non Board Member Councilor	TBD	NR
1 Housing Provider Rep	TBD	At Large
Donovan D'Amboise	Program Financial Specialist	NR
Jeff Sinclair	Homelessness Action Plan Advisor	NR
Alexandria Tikky	Planner	NR
Marian Bannerman	Grants and Incentives Manager	NR
Bart Menage	Director Procurement	NR
Jon Whyte	Development Industry Consult	NR
Dean Rurak	Director of Asset Management	NR
Craig Mustard	Real Estate Coordinator	NR
TBC	Niagara Home Builders' Association	NR

RELATIONSHIP TO NRH and/or COUNCIL STRATEGIC PRIORITIES

The Master Plan will support the goals of Niagara Region's updated 10-Year Housing and Homelessness Action Plan (HHAP) related to increasing housing options and opportunities for low- and moderate-income households by enabling:

- Planning for affordable housing (Goal 3.7 in the HHAP)
- Development of affordable housing units (Goal 3.8 in the HHAP)
- Support for non-profit and co-operative housing providers (Goal 3.9 in the HHAP)

The Master Plan will also support the Council strategic priority of a healthy and vibrant community, including objective 2.3 Addressing Affordable Housing Needs.

Submitted by:



Donna Woiceshyn
Chief Executive Officer

Approved by:



Walter Sendzik
Chair

This report was prepared by Donna Woiceshyn, CEO. in consultation with Cameron Banach, Manager Housing Operations.