



Council Meeting – June 21, 2022

Subject: Norfolk County Update – Haldimand Norfolk Housing Corporation Regeneration Activities
Report Number: HSS-22-024
Division: Health and Social Services
Department: Health and Social Services Administration
Purpose: For Information

Recommendation(s):

THAT Report HSS-22-024, Norfolk Council Update: Haldimand Norfolk Housing Corporation Regeneration Activities, be received as information.

Executive Summary:

Norfolk County Staff in the Health & Social Services and Corporate Services Divisions have been working with the Haldimand Norfolk Housing Corporation on the next steps in their regeneration and strategic asset management planning processes. The purpose of this staff report is to give Norfolk Council an update on Norfolk specific activities and next steps, particularly as they relate to repair and revitalization of existing HNHC stock and the construction of new, mixed income housing.

Discussion:

Staff have been working with the Haldimand Norfolk Housing Corporation and their consultants, Haerko Inc. on the development of their Regeneration Master Plan and Strategic Asset Management Plans since the beginning of the project. These plans were presented to the Health & Social Services Advisory Committee in June, 2021 and Norfolk County in Committee in July, 2021. The Plans presented Council with four different options related to the future of the HNHC stock for both repair and renewal of existing stock and the development of new mixed income rental housing. The reports were received as information and staff and the Housing Corporation were directed to continue working on specific implementation plans for both Counties which included financial analysis and any municipal financial impacts.

The HNHC and the Acting General Manager of Health & Social Services have been working with both Haldimand and Norfolk Counties on their plans. The purpose of this staff report is to update Norfolk Council on the Norfolk specific actions completed to date and next steps with proposed timelines for Council's consideration.

The following actions have been completed or are underway.

1. Norfolk Affordable Housing Project (Hub Lands) – the Norfolk Corporate Services / Finance team is working on options for Council's consideration and monthly meetings are happening with HNHC. The Acting General Manager of Health & Social Services is participating to provide information related to Service Manager consent items and social housing administration. Full financial analysis is being completed of options for Council's consideration for both repair and renewal of existing HNHC stock and the development of new mixed income housing on the land located at Decou and Ireland Roads. Staff are targeting to have a report to Council for consideration in September, 2022.
2. Sale of singles and semis (Norfolk) – The sale of some of the existing HNHC stock is being considered as part of the Hub Lands proposal to Council and, as such a report will come to Council after a decision is made on the repair and renewal and new development.
3. Sale of vacant land in Delhi (Norfolk) – This has been approved by Council and Staff are preparing the necessary communication to MMAH so that the HNHC can proceed with the sale of the property.
4. AAMR's – The AAMR report was shared with the Ministry and the CMSM was advised to re-submit after the Ministry releases their AMR's which occurred in May. The request for AAMR's has been submitted to the Ministry for their approval.
5. Shareholder reporting – The HNHC team have provided their proposed reporting structure to meet the requirements of the Shareholders agreement. Feedback has been requested from the Shareholders.

Although not directly related to the regeneration master plan, a request has also been received from one of the non-profit housing providers in Simcoe to amalgamate with the HNHC. The HNHC is supportive of this request. Staff are reviewing this request with the Ministry of Municipal Affairs and Housing and the Ministry of Children, Community and Social Services (MCCSS). Consultation with both Ministries is occurring due to a past funding relationship between the housing provider and MCCSS. Once the consultation is complete, then Staff will complete an analysis including potential financial impacts and prepare a report for consideration by the Health & Social Services Advisory Committee and Norfolk Council. It is anticipated that this will occur in the fall of 2022.

The Regeneration Master Plan and Strategic Asset Management Plan processes are significant and staff in both the Health & Social Services and Corporate Services divisions have allocated staff resources, including at the General Manager level, to work with the HNHC and their consultants to keep these projects moving forward.

Financial Services Comments:

Norfolk County

There are no direct financial implications within the report as presented.

Financial Planning & Reporting staff continue to work with the HNHC and their consultants to provide Council with options based on the previously presented Regeneration Master Plan. The report will include a full financial analysis as discussed in action item #1, specifically around the repair & renewal of HNHC's existing stock and the development of new mixed income housing.

Interdepartmental Implications:

Norfolk County – The Health & Social Services and Corporate Services Divisions are working together with the HNHC to move forward their regeneration and strategic asset management plans.

Consultation(s):

Consultation on this report occurred with Norfolk County SLT and the Financial Services Department. A copy was also shared with the HNHC.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Initiative, "Build and Maintain Reliable Quality Infrastructure."

The existing HNHC housing stock is aging and requires repair and renewal in order to continue to provide safe, affordable housing for Norfolk residents. The disposal of stock that has outlived its usefulness and the building of new, mixed income housing contributes to meeting our community's housing needs into the future.

Conclusion:

Norfolk County staff continue to work with the HNHC on the implementation of their regeneration and strategic asset management plans. Work is underway to prepare a comprehensive report with full financial analysis and options for Council's consideration for repair and renewal of existing HNHC stock and new mixed income rental development. It is anticipated that this report will be presented to Council in September, 2022.

Attachment(s):

- None

Approval:

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