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TO:	CHAIR AND MEMBERS COMMUNITY SERVICES COMMITTEE MEETING ON September 10, 2012
FROM:	L. STEVENS DIRECTOR OF MUNICIPAL HOUSING HOUSING AND SOCIAL SERVICES
SUBJECT:	REQUEST FOR CAPITAL FUNDING FROM THE SOCIAL HOUSING MAJOR REPAIRS AND UPGRADES STABILIZATION RESERVE FUND FOR TOLPUDDLE HOUSING CO-OPERATIVE INC. 380 ADELAIDE STREET LONDON

RECOMMENDATION

That, on the recommendation of the Director of Municipal Housing, the following actions BE TAKEN:

- 1) Tolpuddle Housing Co-operative Inc. BE APPROVED for an allocation of up to \$480,271 (incl. HST) for capital repairs at 380 Adelaide Street in London, as outlined in the following report, and
- 2) The funding allocation from the Social Housing Major Repairs and Upgrades Stabilization Reserve Fund recommended above be as set out in the attached Appendix A – Sources of Financing Report.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Community & Protective Services Committee

October 16, 2006 – Criteria to Access the Stabilization Reserve Fund for Major Repairs for Prescribed Social Housing Providers with Underfunded Capital Reserves

January 29, 2007 – Capital Reserve Shortfalls for Prescribed Social Housing Providers

November 12, 2007 - Revisions to Criteria to Access the Social Housing Major Repairs and Upgrades Stabilization Reserve Fund

September 27, 2010 - Social Housing Building Condition Assessment and Capital Reserve Fund Study

BACKGROUND

Under the *Social Housing Reform Act 2000* (SHRA), the City of London was identified as the Service Manager responsible for administering the delivery of social housing in the City of London and the County of Middlesex.

The City of London Housing Division requires Social Housing Providers to adopt a planned maintenance program and a multi-year capital plan. The maintenance of the social housing stock in a state of good repair is a fundamental requirement of each Housing Provider. These plans are reviewed carefully by Housing Division staff. Housing Providers contribute funding to their capital reserves annually, the amount of which is determined by which program that they fall under.

Provincial funding of non-profit housing and co-operative housing capital reserve contributions was frozen in 1992. In 1995, provincial contributions resumed but only at 1/3 of the original contribution amounts. Most of the projects are in the 25 to 30 year old range. In 2006, Council approved a Major

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Repairs Reserve Fund for non-profits and co-ops, which can only be accessed through specific criteria. Annual requests for future allocations to this reserve are done through the budget process.

The continued annual contributions through the budget process to the Major Repairs Reserve Fund for Non-profits and Co-ops assist in mitigating capital reserve shortfalls. The Reserve Fund can only be accessed through specific criteria approved by Municipal Council in November 2007. The recent contributions from other orders of government under Anti-Poverty, Investing in Ontario and Stimulus Funding initiatives have assisted in meeting the most critical capital needs.

To be eligible, prescribed housing providers must be in a position where the challenges they are facing would jeopardize their project's viability or the health and safety of their residents. A standardized format was created to process requests.

Request for Capital Funding

Tolpuddle Housing Co-operative Inc. is a Social Housing Provider in the city's service management area. It consists of one six (6) storey mid-rise apartment building 380 Adelaide Street with seventy eight (78) apartments and fifty four (54) family townhouse units in three buildings at 652, 654 and 656 King Street (Adelaide at King) in London. The complex has a total of one hundred & thirty two (132) units: ten (10) one-bedroom and four (4) two-bedroom wheelchair accessible units in the mid-rise, forty (40) one-bedroom units, and seventy seven (77) two-bedroom units, fifty four of which are in the townhouses.

The Complex was built in 1989. An Operational Review, by the Housing Division indicated serious governance, management and financial issues which are being addressed. The group is working on clearing up their accumulated operating and capital funding deficits. A temporary interim board of directors, which consist of outside community members and two members of the co-op, has been established. There has been considerable property management turnover, however that has since stabilized by the hiring of dedicated staff. Several outstanding capital issues were resolved with federal/provincial infrastructure funding. Provincial funding was also utilized to add a solar photovoltaic system to increase the group's revenue.

The group's current capital reserve fund balance is \$78,886 plus this year's allocation. To require the Co-op to utilize their capital reserve funding would leave them in a position of no funding for any future repairs required. A business case rationalizing the request, including options reviewed, budget and project plan with technical documentation, was submitted to the Housing Division. The prioritized repair plan and associated costs are recommended by an engineering firm hired by the co-op and reviewed by the city.

The Building Condition Assessment (BCA) commissioned by the City in July 2009, indicates the overall building is in good condition for the age of the complex. With few exceptions, the capital program recommendations are associated with building elements reaching the end of their life expectancy and requiring replacement. The following issues must be immediately addressed:

- a) Immediate repair for cracked masonry and brick on the mid-rise; immediate retrofit of transition to low roof; localized repairs to the building envelope stucco; localized repairs to the masonry veneer to repair cracked mortar joints and masonry units; replacement of all existing caulking
- b) Repair causes of leaks in Link Structure (building that joins the apartment building to the townhouses)
- c) Repair moderate to severe slab deterioration and compromised anchorage of guardrails on 31 balconies, moderate to severe corrosion at the top and/or bottom of the centre steel balcony columns on 14 balconies and localized repair of select balcony slabs exhibiting cracked corners and edge deterioration
- d) Mould remediation (4 quotes received) for units 1 through 10 in the mid-rise building.

It is recommended that Tolpuddle Housing Co-operative Inc. receive an allocation of up to \$480,271 (incl. reduced HST) for the following repairs at 380 Adelaide Street in London:

a) Building envelope repairs, mid-rise building:	\$163,850
b) Repairs to the Link Structure	\$ 6,780
c) Balcony repairs, mid-rise building	\$175,150
d) Mould Remediation	\$108,501
e) Engineering Costs	<u>\$ 25,990</u>
Total	\$480,271

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Funds are to be allocated from the Social Housing Major Repairs and Upgrades Stabilization Reserve Fund. Funds are not allocated in advance. Proof of work completion is required. The group must also comply with all applicable legislation such as the *Construction Lien Act*.

In order to be approved for the funding, the building and units must be maintained for their prescribed uses. A reconciliation report is required upon completion of work and the funding must be addressed specifically in year-end reporting.

The Social Housing Major Repairs and Upgrades Stabilization Reserve Fund for existing non-profit and co-op housing projects is an investment in the long term future of social housing. Maintaining the portfolio in a good state of repair not only protects taxpayers' investment but ensures a full range of affordable housing for every household type as well as a safety net for our most vulnerable population.

FINANCIAL IMPACT

Council approval, as Service Manager, is required for amounts exceeding \$100,000.

Further to the annual approval by Municipal Council to the Social Housing Major Repairs and Upgrades Stabilization Reserve Fund, there is no additional impact on the municipal levy as municipal funding for exceptional capital repairs to social housing units is drawn down from the Social Housing Major Repairs and Upgrades Stabilization Reserve Fund.

RECOMMENDED BY:

LOUISE STEVENS DIRECTOR OF MUNICIPAL HOUSING

- C. A.L. Barbon, Manager, C/S Financial & Business Services
- A. Dunbar, Mgr Financial Planning & Policy
- T. Tapai, Technical Support Officer, Housing Division