



Information Memo

To: Haldimand County Council

CC: Haldimand County CAO, Craig Manly
Haldimand County Senior Management Team

From: Heidy Van Dyk, Acting General Manager of Health & Social Services

Date: May 2, 2022

Re: Request from Haldimand Norfolk Housing Corporation (HNHC) for
Consent to Sell Property

This information memo is being provided to Haldimand County Council, as HNHC Share Holder, to inform Council that a strategy has been received by the Social Services & Housing Department from the Haldimand Norfolk Housing Corporation to sell property previously identified for disposal in the Regeneration Master Plan (RMP). This strategy has been shared with Haldimand County Senior Staff who are bringing this forward by way of a staff report for Haldimand Council's approval as the Share Holder of these Haldimand properties.

As one of the first staff reports related to the regeneration master plan, Staff presented the categorization for all of the HNHC assets as completed by HNHC and Haerko. The asset classification process involved measuring each existing social housing building against a set of 45 criteria to rate the asset as one that should either be retained, revitalized, redeveloped or disposed of to build new affordable housing. The HNHC Senior Management then applied some additional criteria to come up with the final recommended classifications. These additional criteria included things like energy efficiency and alignment with the Corporation's strategic plan. This report was approved by the Health & Social Services Advisory Committee, Haldimand Council and Norfolk Council.

The asset classification report identified the single detached family homes and the semi-detached townhouses for disposal. A full listing of the properties is contained within the strategy.

The strategy is to sell the properties in three phases over the next six to eight years, the first phase of which has already been approved and completed with the sale of the first three properties on Elizabeth Crescent in Dunnville.

HNHC will apply the following principles, in order, to establish the order of sale of units:

1. Units which are currently vacant.
2. Units which become vacant through attrition and (i) are chronically vacant due to poor location, unsuitability for tenants' needs or condition; (ii) have a market value which is above the current median sale price, or; (iii) have anticipated repair expenses in excess of \$25,000.
3. Units in which tenants have been identified as being "over-housed" and will be relocated to units which meet the current Service Manager's Occupancy Standards.
4. Units that require repairs of such enormity that the tenant needs to be relocated due to health and safety concerns (subject to the provisions of the Residential Tenancies Act).

The *Housing Services Act*, the provincial legislation which governs the administration of social housing indicates that, if existing social housing properties are sold, the proceeds of the sale must be used for the creation of new affordable housing and that there must be a plan in place to re-house any impacted tenants so as not to create homelessness. The plan provided by the HNHC meets the criteria of the *Act*.

Social Services & Housing Staff are recommending to Haldimand Council that Share Holder approval be given to the HNHC to sell the subject properties as outlined in the strategy.

If Haldimand Council supports the strategy, then the next step will be to receive Service Manager consent from Norfolk Council. This will be done by way of a report to Norfolk Council through the Health & Social Services Advisory Committee. Once Service Manager consent is given, then this decision will be communicated to the Ministry of Municipal Affairs and Housing in accordance with the provincial *Housing Services Act*.

The Social Services & Housing department will continue to monitor the community housing needs in both Counties and develop strategies to support families who may have otherwise been housed in the properties being sold, in collaboration with Haldimand County Senior Staff. This may include rent supplements, housing allowances or portable housing benefits. Additional reports will be brought forward to Advisory Committee and both Councils with options for consideration.