

Haldimand-Norfolk
Health and Social Services Advisory Committee

June 27, 2022

9:30 a.m.

Council Chambers

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- 12. Next Meeting
 - 12.1. Monday July 25, 2022
- 13. Adjournment

Haldimand-Norfolk
Health and Social Services Advisory Committee

May 30, 2022
9:30 a.m.
Council Chambers

Present: Kim Huffman, Chris Van Paassen, Stewart
Patterson, Tony Dalimonte, Bernie Corbett

Absent with Ryan Taylor
Regrets:

Also Present: Christina Lounsbury, Heidy VanDyk, Syed Shah,
Stephanie Rice, Jennifer Snell, Alexis Wynveen, Dr.
Matthew Strauss

Staff Absent Kike Ogunsulire, Kostya Lysenko;

1. **Disclosure of Pecuniary Interest**
2. **Additions to Agenda**
3. **Presentations/Deputations**
4. **Adoption/Correction of Advisory Committee Meeting Minutes**
 - 4.1 **Health and Social Services Advisory Committee - April 25, 2022**

Moved By: Bernie Corbett
Seconded By: Kim Huffman

The Minutes of the Health and Social Services Advisory Committee meeting dated April 25, 2022, having been distributed to all Committee Members and there being no errors reported, they were there upon declared adopted and signed by Chair Dalimonte.

Carried.

5. Update on Reports

6. Consent Items

7. Staff Reports

7.1 General Manager

7.2 Public Health

7.2.1 Acting Medical Officer of Health Update

Dr. Matt Strauss presented a written update on the sixth wave of COVID-19 in Ontario. Update included COVID-19 has concluded and that the hospitalization are markedly down. Dr. Strauss feels it is unlikely we will see any further waves of COVID 19 until Fall/Winter.

Reports now show that avian flu, severe acute hepatitis and monkeypox are of increasing Public Health concerns. These concerns are being monitor and that there has been no cases reported in our jurisdiction.

Dr. Strauss addressed questions from the committee regarding doctor availability in Haldimand and Norfolk.

7.2.2 Vector-borne Disease Program Update 2021-2022, HSS-22-017

Moved By: Kim Huffman

Seconded By: Stewart Patterson

THAT Staff Report HSS 22-017, Vector-borne Disease Program Update 2021-2022, be received as information;

AND THAT the Board of Health support the HNHU's Vector-borne program activities which include active surveillance, and education regarding prevention strategies for vector-borne diseases.

Carried.

7.2.3 Safe Voluntary Isolation Sites Program, HSS-22-018

Moved By: Bernie Corbett
Seconded By: Kim Huffman

THAT Staff Report HSS-22-018, Safe Voluntary Isolations Sites Program, be received as information;

AND THAT the Board of Health supports and approves the HNHU's application to the Public Health Agency of Canada for the Safe Voluntary Isolation Sites Program.

Carried.

7.2.4 2022 Haldimand-Norfolk Health Unit Funding and Accountability Agreement – BUDGET AMENDMENT, HSS-22-022

Moved By: Kim Huffman
Seconded By: Bernie Corbett

THAT Staff Report # HSS-22-022 Haldimand-Norfolk Health Unit Funding and Accountability Agreement be received as information;

AND THAT the Approved 2022 Haldimand-Norfolk Health Unit Operating Budget be amended to include \$2,031,300 in base and one-time funding;

AND THAT the Approved 2022 Capital Budget be amended to include \$150,000 in one-time funding;

AND THAT the Board of Health endorse the delivery of one-time programs as outlined in the report;

AND FURTHER THAT the Board of Health approves extension of the COVID-19 program staff until December 31, 2022.

Carried.

7.2.5 Ontario Seniors Dental Program- Program Overview and Update - HSS-22-023

Moved By: Stewart Patterson

Seconded By: Chris Van Paassen

THAT the Information Memo regarding the Ontario Seniors Dental Care Program be received as information.

Carried.

7.3 Social Services and Housing

7.3.1 Canada-Wide Early Learning and Child Care Agreement Funding – BUDGET AMENDMENT, HSS-22-019

THAT Council receive staff report HSS-22-019 as information;

AND THAT Council accept the Canada-Wide Early Learning and Child Care (CWELCC) Agreement funding from the Ministry of Education, in the amount of \$2,515,907;

AND FURTHER THAT the Approved 2022 Levy Supported Operating Budget be amended to include 1.0 permanent FTE and \$2,516,000 for the CWELCC system, as outlined in the report.

7.4 Quality, Planning, Accountability, and Performance

8. Sub-Committee Reports

9. Communications

10. Other Business

11. Closed Session

12. Next Meeting

12.1 Monday June 27th, 2022

13. Adjournment

To: Members of the Health and Social Services Advisory Committee

From: Dr. Matt Strauss, Acting Medical Officer of Health

Date: June 27, 2022

Re: Acting Medical Officer of Health Update

For all local intents and purposes the Covid-19 pandemic is over. In my view, any remaining restrictions harm rather than improve the public health. Now is a great time to remove any pleixglass barriers you may be harboring.

Monkeypox has arrived in Haldimand-Norfolk. Our first case was identified this past week. Monkeypox is more deadly than Covid-19. However, it transmits less readily and there is already a good vaccine available. We believe that vaccination prevents 85% of transmission. There are ~200 cases identified in Canada so far, of which 33 are in Ontario. The case we have identified was not acquired in our community.

In general, monkeypox is transmitted when an individual has direct physical contact with another person's rash. The rash often looks like chickenpox, but can have a variety of appearances.

So far in Canada, direct physical contact resulting in monkeypox has generally occurred through sexual activity.

Our health unit is, at the moment, generally seized with preparations for managing a monkeypox epidemic. We are developing and executing contact management, vaccination, and health promotion strategies.

I expect we will be offering vaccination as pre-exposure prophylaxis for at-risk individuals in the coming days. Currently, men who have casual sex with multiple male partners are considered at risk and should be vaccinated.

Information Memo

To: Health & Social Services Advisory Committee
Date: June 27, 2022
Division: Health and Social Services
Department: Haldimand Norfolk Health Unit
Subject: Update on Compliance with the Immunization of School Pupils Act (ISPA)

Recommendation(s):

THAT the Information Memo regarding the current situation report on local compliance with the Immunization of School Pupils Act be received as information.

Background

Ontario's Immunization of School Pupils Act (ISPA) requires that children and adolescents attending primary or secondary school be appropriately immunized against designated diseases to protect students, unless they have a valid exemption. Students who fail to obtain the necessary immunizations or a valid exemption are subject to suspension from school until the requirements are achieved. Children and adolescents attending primary or secondary school in Ontario must have proof of immunization against the following designated diseases:

- Diphtheria
- Tetanus
- Polio
- Measles
- Mumps
- Rubella
- Meningococcal Disease
- Pertussis (whooping cough)
- Varicella (chickenpox) – for children born in 2010 or later

The Haldimand Norfolk Health Unit (HNHU) and the public health departments across Ontario offer publicly-funded vaccination services to their communities. A salient component of our Vaccine Preventable Diseases (VPD) Program is to visit local primary and secondary schools to provide accessible opportunities for students to achieve the requirements of the ISPA. There are monthly clinics to support students who are absent on the date VPD team visits their schools. The team is also available to provide health education to students and families on vaccines, the exemption process and the ISPA.

Discussion:

Due to the mobilization of VPD staff to COVID-19 pandemic-related duties since 2020, the 2006-2009 birth cohort of students (grades 7-10) have had fewer immunization opportunities to achieve the requirements of the ISPA. This means that an increased number of students do not meet the requirements of ISPA, are more susceptible to infections by the designated diseases and are at risk for suspension from school in the future. The Ministry of Health has temporarily deferred the requirement for public health units to enforce student suspensions from school due to reduced organizational capacities. The forecast for Haldimand and Norfolk shows that 1,014 grade 10 students are currently at risk for school suspension in the spring of 2023.

The HNHU has already restarted this program and the team is visiting grade 8 and secondary school cohorts as the Health Unit transitions to routine business activities.

During the 2022-2023 school year, the HNHU will endeavour to visit local primary schools twice to complete students' immunization series and the secondary schools once to complete any outstanding immunization series for the current grade 8 cohort and students at risk of suspension. There is a possibility for remobilization of the VPD team to COVID-19 vaccine-related duties in the event of a significant expansion of vaccine eligibility (ie: provincial announcement that 4th and 5th doses of a COVID-19 vaccine become readily available to individuals aged 18+). This may delay school based immunization efforts. Family physicians remain the alternative source for students and families seeking publicly-funded immunizations.

Financial Services:

ISPA is offered through the VPD program as part of the Ministry of Health's Mandatory Programs, funded at a 70% Provincial and 30% Municipal cost share, to a capped amount. For the 2022 calendar year, the Board of Health approved budget of \$788,600 for the VPD program is anticipated to be sufficient to support outstanding clinics and their associated costs.

Attachments:

- Not applicable

Conclusion:

The HNHU faces an increased workload to address the missed opportunities for school-aged students to obtain publicly-funded vaccines from 2020 to 2022 and enforce the expectations of the ISPA. The HNHU plans to continue its progress towards addressing this workload by the summer of 2023.

Approval:

Approved By:
Heidy VanDyk
Acting General Manager,
Health and Social Services Division
For more information, call:
519-426-6170 ext.3120

Reviewed By:
Syed Shah
Acting Director, Public Health,
Haldimand-Norfolk Health Unit
For more information, call:
519-427-6170 ext. 3749

Prepared By:
Nicholas Dushenko
Program Manager – Infectious Diseases,
Haldimand-Norfolk Health Unit
For more information, call:
519-427-6170 ext. 3291



Council-In-Committee Meeting – July 12, 2022

Advisory Committee Meeting – June 27, 2022

Subject: Canada Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) Funding Allocation, 2022-2023
Report Number: HSS-22-027
Division: Health and Social Services
Department: Social Services & Housing
Purpose: For Decision

Recommendation(s):

THAT Staff Report HSS 22-027, Canada Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) Funding Allocation, 2022-2023, be received as information;

AND THAT Council accept the COCHI funding in the amount of \$396,139 and the OPHI funding in the amount of \$538,800;

AND THAT Council authorize the Mayor and Clerk to sign the required transfer payment agreement with the Ministry of Municipal Affairs and Housing;

AND THAT Council approve the per program funding allocations as outlined in this staff report;

AND FURTHER THAT the COCHI and OPHI Investment Plan containing the per program allocations be submitted to the Ministry of Municipal Affairs and Housing.

Executive Summary:

The purpose of this staff report is to advise Council of the COCHI and OPHI funding allocations from the Ministry of Municipal Affairs and Housing for the fiscal year 2022-2023. Further, Council approval of the per program allocations is being sought and authorization to communicate these allocations to the Ministry of Municipal Affairs and Housing through the required Investment Plan.

Discussion:

The Canada Ontario Community Housing Initiative (COCHI) and the Ontario Priorities Housing Initiative (OPHI) funding are funding streams from the Ministry of Municipal

Affairs and Housing to support affordable housing. This funding is 100% provincial with no required municipal levy contribution.

The COCHI program is intended to provide Service Managers with funding to replace the federal Social Housing Agreement funding that expires each year, beginning April 2019. This funding can be used by Service Managers to repair, regenerate and expand community housing to protect affordability support for tenants. It can also be used to support community housing providers whose original program arrangements are expiring and help them to become more sustainable.

The COCHI funding allocation for Haldimand and Norfolk Counties for the fiscal year 2022-2023 is \$396,139. Staff are proposing that \$376,332 be provided to the 11 not for profit, community housing providers in Haldimand and Norfolk Counties, including the Haldimand Norfolk Housing Corporation for capital repairs and renewal activities. The amount of funding available per housing provider has been calculated as a percentage amount of the total available funding that is equal to the percentage of the housing that the provider owns and operates within the community housing system. Community Housing providers are those that provide social, rent-geared-to-income housing in Haldimand and Norfolk. The balance of the COCHI funds, \$19,807 (5% of the total funding) will be retained by the Service Manager for program administration.

The OPHI program is intended to provide flexible funding to all 47 Service Managers to address local priorities in the areas of housing supply and affordability, including new affordable rental housing construction, renovation assistance for lower income homeowners for repairs related to health and safety and/or accessibility, rental assistance, and tenant supports. This program is similar to the previous federal-provincial housing program called “Investment in Affordable Housing” and the related “Extension” to this program.

The OPHI funding allocation for Haldimand and Norfolk Counties for the fiscal year 2022-2023 is \$538,800. Within the various OPHI program streams, staff are proposing the following allocations.

Rental Housing – Staff originally proposed that \$250,000 be provided to the Haldimand Norfolk Housing Corporation for the new affordable housing development that is being planned for Dunnville. Staff worked with the Housing Corporation to assess the ability for the project to meet the development timelines that are outlined within the OPHI program funding parameters that are required by the Ministry. The Housing Corporation, along with their development consultants determined that the project could not realistically begin construction within the required timelines and have requested that this funding be shifted into the Ontario Renovates program stream to allow them to move forward two of the repair projects outlined in their Strategic Asset Management Plan. Staff are supporting this request.

Previous Rental Housing OPHI funding, in the amount of \$250,000, was allocated to a project in Norfolk County, Dogwood Suites. At that time, Staff indicated in the Council

report that priority would be given to a project in Haldimand County when the next round of rental housing funding became available. Staff remain committed to this approach. Should there be a future round of OPHI funding, or its equivalent, consideration will first be given to an affordable rental housing development in Haldimand County, the priority being the proposed development on Ramsey Road in Dunnville. Social Services & Housing Staff will continue to work with the Haldimand Norfolk Housing Corporation and Haldimand County Staff to keep this project moving forward.

Ontario Renovates – Staff are proposing that \$125,000 be allocated to Ontario Renovates, the program which provides forgivable loans to lower income home owners for repairs related to health and safety and/or accessibility. Additionally, Staff propose that the \$250,000 allocated to the Haldimand Norfolk Housing Corporation be transferred from the rental housing program stream to Ontario Renovates for the reason noted above. Repairs in community housing are eligible in the Ontario Renovates program stream. The Housing Corporation is proposing two window replacement projects, one at an apartment building in Simcoe and one at the apartment building in Caledonia.

Rent Supplements – Staff are proposing that \$60,000 be allocated to the rent supplement program. Rent supplements provide housing assistance to tenants who are living in market rent housing that is unaffordable. In the rent supplement program, the Service Manager enters into agreements with private market landlords and the rent supplement payment is paid to the landlord. Currently, the Social Services & Housing Department has partnerships with community agencies in mental health and developmental services in order to create additional supportive, affordable housing units. The rent supplement is provided through OPHI funds and the partner agency provides the support to the tenant.

Housing Allowances – Staff are proposing that \$43,200 be allocated to the housing allowance program stream. Similar to rent supplements, housing allowances provide rent assistance to individuals who are living in private market rent that is difficult for the tenant to afford. The housing allowance payment is paid to the tenant who uses the funds toward payment of their rent along with the portion they pay. Housing staff does monitor the list of housing allowance participants and assess on an ongoing basis. To determine eligibility, staff obtain the tenant's address and name of landlord. If staff become aware of a recipient of the housing allowance not being used to pay their rent, then they would be removed from the program. The benefit of paying the funds to the tenant is that the housing allowance is then portable, meaning that if the tenant moves (e.g. for safety reasons such as in domestic violence cases) then the housing benefit goes with them to maintain affordability and housing stability.

Housing Support Services – Staff are proposing that \$33,660 be allocated to the housing support services program stream. These funds would be used to support tenants in rent-g geared-to-income housing specifically who are in rent arrears and facing eviction. It is acknowledged that RGI tenants have very few other housing options, and

so strategies for eviction prevention and housing stability are incredibly important to prevent homelessness among this vulnerable population.

The remainder of the OPHI funding, \$26,940 (5% of the total allocation) will be maintained by the Social Services & Housing department to offset the costs to administer the program.

The per program allocations for COCHI and OPHI are communicated to the Ministry of Municipal Affairs and Housing through the required Investment Plan.

Financial Services Comments:

Norfolk County

The Approved 2022 Levy Supported Operating Budget includes \$431,400 for COCHI and \$538,800 for OPHI, with both programs funded 100% by the MMAH. The COCHI allocation includes \$35,300 of carryover from the 2021-22 fiscal year, to be spent by March 31, 2022.

Since there is no material change in service level, delivery, or funding, a budget amendment is not required.

Specific details now available through the writing of the investment plan will allow staff to reallocate funds based on the programs in the report, while not affecting the levy or overall allocations, to ensure proper budget monitoring.

Haldimand County

Haldimand Finance staff have reviewed this report and agree with the information provided by Norfolk Financial Services. Future costs over and above the 100% funding envelope would be cost shared based on the applicable cost sharing agreement, and should be ranked and evaluated during the appropriate budget process.

Interdepartmental Implications:

Haldimand County

Haldimand staff have reviewed the report and support the recommendations. The criteria and timeline requirements of the OPHI funding did not align with the timing of the HNHC mixed housing project in Dunnville. The allocation that would have gone to the Dunnville project will now be reallocated to repairs to facilities in Simcoe and Caledonia. As outlined in this report, future OPHI funding where criteria can be met, will be considered for allocation toward to the Dunnville project as initially planned.

Consultation(s):

The Acting Director of Social Services & Housing consulted with all 11 community housing providers about eligible capital repair and renewal projects for the COCHI

funding allocation. All of the housing providers have submitted projects to fully utilize their COCHI allocation.

The Acting General Manager of Health & Social Services has consulted with Haldimand County Senior Staff and the Haldimand Norfolk Housing Corporation on the eligibility of the Dunnville affordable housing development for OPHI funds under the rental housing program stream.

Strategic Plan Linkage:

This report aligns with the Council Strategic Initiative, “Fostering vibrant, creative communities”.

Explanation:

The creation of affordable housing options allows community members to live in safe, secure, affordable housing and participate fully in their community. The COCHI and OPHI funds are provincial funds that support the creation of affordable housing.

Conclusion:

The COCHI and OPHI are 100% provincial funds that support the creation of affordable housing and the maintenance of existing community housing. For the 2022-2023 fiscal year, the COCHI funding allocation is \$396,139 and the OPHI allocation is \$538,800. Staff are proposing to use these funds for repair and renewal projects in community housing, new affordable housing development, Ontario Renovates, tenants supports, rent supplements, housing allowances and program administration. Once approved, the per program allocations will be communicated to the Ministry of Municipal Affairs and Housing.

Attachment(s):

Approval:

Reviewed and Approved By:

Al Meneses

CAO, Norfolk County

For more information, call:

519-426-5870 ext. 1225

Prepared and Submitted By:

Heidy Van Dyk

Acting General Manager,

Haldimand-Norfolk Health & Social Services

For more information, call: 3120



Council-In-Committee Meeting – July 12, 2022

Advisory Committee Meeting – June 27, 2022

Subject: Haldimand Norfolk Housing Corporation Regeneration Master Plan – Disposal of Property Request
Report Number: HSS-22-028
Division: Health and Social Services
Department: Social Services & Housing
Purpose: For Decision

Recommendation(s):

THAT Council receive staff report HSS-22-028, Haldimand Norfolk Housing Corporation Regeneration Master Plan – Disposal of Property Request, as information;

AND THAT Norfolk Council, as Consolidated Municipal Services Manager (CMSM), approve the Haldimand Norfolk Housing Corporation’s report “Haldimand Disposal of Singles and Semi’s Strategy”, as is appended to this staff report;

AND THAT once Service Manager consent is received, the Acting General Manager of Health & Social Services provide the required communication to the Ministry of Municipal Affairs and Housing;

AND FURTHER THAT Haldimand County and the Haldimand Norfolk Housing Corporation are notified once Service Manager consent and Ministerial notification is completed for the sale of the subject properties.

Executive Summary:

The purpose of this staff report is to follow up on the next steps as outlined in the Haldimand Norfolk Housing Corporation (HNHC) Regeneration Master Plan (RMP) and the associated Haldimand County staff report that approved Haldimand’s strategy for maintaining the existing HNHC stock and moving forward with a new affordable housing development in Dunnville. Specifically, the Social Services & Housing department has received the Housing Corporation’s proposed strategy for the disposition of land as identified in the RMP. This request was submitted to Haldimand County who prepared a related staff report, CSS 03-2022 (attached) which was approved by Haldimand County Council at its meeting of May 16, 2022. As the next step this report is being presented to Norfolk Council to request Service Manager consent. Once Service

Manager consent is received, the Acting General Manager of Health & Social Services will communicate this decision to the Ministry of Municipal Affairs and Housing in accordance with the provincial *Housing Services Act*. The final outcome will be communicated to Haldimand County and the HNHC so that the strategy related to the sale of property can then be implemented.

Discussion:

The HNHC has undertaken a strategic asset management study and regeneration master plan. Considerable work has been done to date by the HNHC, their consultants Haerko Inc., Social Services & Housing Staff and Senior Staff from both Haldimand and Norfolk Counties to move these strategic plans forward.

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.

Haldimand Staff Report CSS-03-2021 Affordable Housing Projects and Financial Implications, which was approved by Council in September, 2021 approved the sale of the singles and semis in principle and requested that staff come back with a plan for the sale of these properties. The proceeds of the sales of some of the identified units will be used by the HNHC to support the new affordable housing development in Dunnville.

The HNHC has provided their strategy for the sale of the Haldimand singles and semis which is attached to this report. The strategy is to sell the properties in three phases over the next 6-8 years, the first phase of which has already been approved and completed.

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*.

By way of Haldimand Staff report, CSS 03-2022, Haldimand Council has given Share Holder approval to the HNHC to sell the subject properties as outlined in the strategy. The next steps are for Norfolk Council to provide Service Manager Consent for the sale of the subject properties and then for the Acting General Manager to complete the required notifications to the Ministry of Municipal Affairs and Housing.

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. This may include rent supplements, housing allowances or portable housing benefits.

Financial Services Comments:

Norfolk County

The report as presented does not contain any direct financial implications to Norfolk County as Haldimand is seeking Service Manager consent for the disposition of HNHC assets.

The HNHC provides annual Audited Financial Statements which outline the transactions and balance of each municipalities’ capital reserve fund. Per the *Act* and shareholder agreement, these funds may then be used towards the development of additional affordable housing units.

Haldimand County

Haldimand County Council has approved the HNHC disposition strategy referenced in this report through Haldimand report CSS-03-2022, and the Financial comments therein are still relevant. A long-term financial plan for proceeds from the balance of assets retained by HNHC will need to be developed. This plan should consider a holistic overview of housing needs in Haldimand County, and address the long-term capital and operating needs of the existing housing stock in Haldimand.

Interdepartmental Implications:

Norfolk County

Haldimand County

Haldimand County Council, as a HNHC shareholder, has approved the disposal strategy of housing assets located within Haldimand County boundaries. As outlined in the HNHC Shareholders Agreement, each shareholder shall have the ability to make decisions on the assets located within their respective municipal boundaries. Haldimand is looking for support from Norfolk County, in its role as Service Manager, to move this strategy forward and facilitate the ongoing development and regeneration of housing needs in Haldimand County.

Consultation(s):

In preparing this report, the Social Services & Housing department has consulted with Senior Staff from Haldimand County, the HNHC, the Norfolk County Senior Leadership Team and Financial Services Staff in both Haldimand and Norfolk Counties.

Strategic Plan Linkage:

This report aligns with the strategic initiative to maintain and build quality infrastructure.

Explanation:

As part of the HNHC Regeneration Master Plan, the subject properties were identified for disposal and leveraging to build new, affordable housing. Haldimand County, as Share Holder has approved this request and are recommending Norfolk Council give Service Manager consent. The proceeds of the sales will be used to build new, affordable housing in Haldimand County.

Conclusion:

The HNHC continues to move forward with implementation of their strategic asset management and regeneration master plans with the support of Haldimand and Norfolk Counties and Social Services & Housing staff. The HNHC has submitted a strategy for the disposition of Haldimand County properties previously identified and approved by Council for disposal. Staff have reviewed the strategy and are satisfied that it meets the requirements of the *Housing Services Act*. The strategy has been approved by Haldimand Council as Share Holder and now Social Services & Housing are bringing it forward to Norfolk Council for Service Manager consent. Once approved the Social Services & Housing department will then submit the required communications to the

Ministry of Municipal Affairs and Housing. Once final approvals are received, this information will be communicated to Haldimand County and HNHC so that the strategy can be implemented.

Attachment(s):

- HNHC Haldimand Disposition of Singles & Semis Strategy – 41 Units
- Haldimand County Staff Report CSS 03-2022

Approval:

Reviewed and Approved By:

Al Meneses

CAO, Norfolk County

For more information, call:

519-426-5870 ext. 1225

Prepared and Submitted By:

Heidy Van Dyk

Acting General Manager,

Haldimand- Norfolk Health & Social Services

For more information, call:

519-426-6170 ext. 3120

HALDIMAND COUNTY

Report CSS-03-2022 Haldimand Norfolk Housing Corporation Regeneration Master Plan – Request for Disposal of Haldimand Assets

For Consideration by Council in Committee on May 10, 2022



OBJECTIVE:

To approve a high level strategy for the Haldimand Norfolk Housing Corporation to dispose of housing stock in Haldimand County.

RECOMMENDATIONS:

1. THAT Report CSS-03-2022 Haldimand Norfolk Housing Corporation Regeneration Master Plan – Request for Disposal of Haldimand Assets be received;
2. AND THAT the Haldimand Disposal of Singles and Semi's Strategy included as Attachment #2 in Report CSS-03-2022 be approved;
3. AND THAT proceeds from the sale of units outlined in the Strategy be placed into the HNHC's Haldimand County investment Reserve Fund, with a future report presented to Council to outline the use of the funds;
4. AND THAT Council request Service Manager consent from Norfolk County for the sale of the subject properties outlined in the Strategy;
5. AND THAT each time a unit is prepared for sale by the HNHC, Haldimand County General Manager of Corporate & Social Services be advised by HNHC in writing;
6. AND THAT each time a unit is sold, the HNHC notify Haldimand County General Manager of Corporate & Social Services be advised in writing with full financial details of each sale.

Respectfully submitted: Cathy Case, General Manager of Corporate & Social Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

The Haldimand Norfolk Housing Corporation Joint Shareholders Agreement indicates that the housing stock located in a particular municipal boundary of a shareholder will be deemed to be owned by that shareholder and decision making with respect to the disposition of the asset will be the responsibility of that shareholder independently. This report recommends approval of a strategy to dispose of several housing units located within Haldimand County and managed by the Haldimand Norfolk Housing Corporation (HNHC). The three phased strategy identifies general timing and specific units to be sold over the course of the next 8 years. Funds associated with the sale of these units will be placed into the appropriate reserve fund and held until such time staff are able to present Council with a financial plan for use of the proceeds towards new or improved housing in the municipality.

Despite the approval process for the sale of units being authorized by Haldimand County, the Housing Services Act requires that Service Manager consent also be obtained. Norfolk County acts as the Service Manager for Haldimand County and therefore, the decision made by Haldimand County will be forwarded to Norfolk to receive consent before notifying the Ministry of Municipal Affairs. This process

complies with the Housing Services Act, and if consent is granted, the HNHC will begin implementing its disposal strategy to sell several single detached and semi-detached units in the Dunnville area.

BACKGROUND:

In mid-2021 as part of the presentation of the Haldimand Norfolk Housing Corporation's (HNHC) Regeneration Plan, a categorization for all HNHC assets took place by HNHC and their consultant, Haerko Inc. 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. The asset classification report identified the single detached family homes and the semi-detached townhouses for disposal. This report was approved by the Health & Social Services Advisory Committee, Haldimand Council and Norfolk Council.

During the above process, in September 2021, Haldimand Council considered report CSS-03-2021 regarding the HNHC Regeneration Master Plan (RMP), Asset Management Plan and a mixed housing project in Dunnville. Council passed a resolution adopting a hybrid model of asset management within the HNHC Haldimand portfolio which included a combination of a new build and repair of existing assets. Furthermore, approval in principle was granted to dispose of existing single and semi-detached units within the HNHC Haldimand stock, with direction being given to bring back a plan, in conjunction with Norfolk County as the Service Manager, as to the specific units and timing of disposal. The report also approve a new mixed housing project on Ramsey Drive in Dunnville, of which some of the disposed properties would help fund.

Staff has received notification from the Service Manager (Norfolk) that HNHC has officially requested approval of a proposed strategy for the disposition of land as identified in the RMP. Attachment #1 is correspondence from Heidi VanDyk, representing the Service Manager, outlining the request and details.

ANALYSIS:

Staff are bringing this strategy forward for Council's approval as outlined in the Joint Shareholders Agreement. The agreement indicates that ownership of the housing stock held by the HNHC on behalf of Haldimand and Norfolk Counties, shall be considered based on the geographical location of each asset. Therefore, Haldimand County retains the ability to make decisions on the disposition of assets located within the municipality.

The HNHC has provided their strategy for the sale of the Haldimand singles and semis which is included with this report as Attachment #2. The strategy is to sell the properties in three phases. The overall plan for disposition of Haldimand located housing assets includes the sale of 41 units. It is important to note that Council previously approved the disposal of three units in Elizabeth Crescent in Dunnville which are included in the total of 41. This first phase has been completed. The immediate plan is to dispose of 3-4 more units by 2023 followed by the disposal of 7 more units within 2 years. The remainder of units (27-28) will not be sold for approximately 7-8 years.

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 previous report to Council identified that 10 units to be sold with consideration for the proceeds to help fund the Ramsey Drive housing project. It is important to note that the financial needs for this project have not yet been finalized. Although Haldimand has committed a significant portion of funding and in-kind (land) contributions to the project, it was made clear to the HNHC that additional contributions were not feasible. Staff support the sale of units to assist in offsetting some of the project costs, however the amount of proceeds (or number of units) to be redirected to the project will be the subject of a future report.

The main objective of this report is to seek Council authorization for the HNHC to proceed with disposition of the identified units on Attachment #2 as the opportunity becomes available. As mentioned above, although the first 10 units sold have been earmarked to help fund the Ramsey Drive housing project, a detailed financial plan will need to be established prior to this occurring since this number may change as financial needs change. The financial plan will be developed collaboratively between County staff and the HNHC. The HNHC will be preparing an updated business plan for the project which will be communicated to Council. Until then, staff are recommending that the proceeds from any disposition of Haldimand County housing stock be placed into the Haldimand County Investment Reserve Fund which is a reserve fund held by HNHC.

Staff recommend approval of the HNHC Three Phase Approach of Asset Disposal as attached to this report. Approving this high level approach to the sale of the identified units allows the HNHC to take advantage of a highly competitive real estate market. It provides an estimated timeline and identifies specific housing stock to be disposed of, yet allows a degree of flexibility for the HNHC in determining exact timelines and units for disposal.

Despite the ability for Haldimand Council to make decisions on the Haldimand located housing assets, there is still a subsequent approval process required under the *Housing Services Act*. If the above noted strategy is approved, the next step will be to receive Service Manager consent which requires the decision of Haldimand being forwarded to the General Manager of Health and Social Services in Norfolk County, a report being presented to the Health & Social Services Advisory Committee, and then subsequently approval by Norfolk County as the CMSM. Once this has occurred, the Service Manager will communicate this decision to the Ministry of Municipal Affairs. Following this process, the HNHC may begin implementing its approved strategy.

FINANCIAL/LEGAL IMPLICATIONS:

The report previously considered by Council in September 2021 approved in principle, the sale of several housing units within Haldimand County, pending future approval by Council on a plan related to specific assets and timing of disposal. Additionally that report adopted the asset management plan and directed staff to include the financial impacts in future HNHC capital budget requests for any retained housing stock. Furthermore, staff were directed to work with HNHC to develop a financial plan to address the long term capital and operating needs of the housing stock in Haldimand County.

Although the purpose of this report is to approve the strategy to dispose of specific identified housing units, it does not address use of the proceeds for future housing needs, whether it be existing or new

assets. A detailed financial analysis has not yet been completed however, to expedite the opportunity to sell housing units in a favourable real estate market, this report is presented to approve the timing and specific units to be sold. Staff recommend that the proceeds from the sale of assets identified in the three phase approach proposed by the HNHC be placed into the HNHC Haldimand County Investment Reserve Fund reserve and that a future report be presented outlining the financial plan for the proceeds. It is anticipated that the proceeds from some of the disposed units will offset the Ramsey Drive mixed housing project in Dunnville, however a more detailed financial analysis is required to ensure a viable plan is in place taking into consideration a holistic overview of housing needs in Haldimand County.

STAKEHOLDER IMPACTS:

The community housing needs within Haldimand County will continue to be monitored by the Service Manager using the 10 year Housing and Homelessness Plan as its foundation. The overall goal, albeit challenging in the current housing environment, is to ensure adequate services across all stages of the housing spectrum that are within the Service Managers control.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

REFERENCES:

1. None.

ATTACHMENTS:

1. Information Memo from Heidy Van Dyk, Acting General Manager of Health & Social Services.
2. Haldimand Disposition of Singles & Semi's Strategy - HNHC.



Haldimand Disposition of Singles & Semi’s Strategy – 41 Units

Three Phase Approach:

Disposition Phase	Community Address	Timelines
<p>Phase I</p> <p>Dunnville Development – 3 units (Sold March 2022)</p>	<ul style="list-style-type: none"> • 129 Elizabeth Cr., Dunnville • 129 Elizabeth Cr., Dunnville • 129 Elizabeth Cr., Dunnville 	<p>Completed. Funds deposited into “Haldimand Sold Unit Reserve Fund”</p>
<p>Phase II</p> <p>Disposal of 10-11 Units</p> <p>Note: Ramsey Dr. Development anticipated completion Dec 2024 – future report required to address financial need for development versus proceeds of sales from the 10-11 units identified</p>	<p>Various units from:</p> <ul style="list-style-type: none"> • Elizabeth Cr., Dunnville • Queen St. E., Dunnville • Main St. E. Dunnville <i>*see list below</i> 	<ul style="list-style-type: none"> • 3-4 units will be sold 4-5 months following approval of Business case. • 7 additional units will be sold 1-2 years following approval of Business case.
<p>Phase III</p> <p>Remaining Haldimand Asset Disposition</p>	<p>Various units from:</p> <ul style="list-style-type: none"> • Elizabeth Cr., Dunnville • Queen St. E., Dunnville • Main St. E. Dunnville <i>*see list below</i> 	<ul style="list-style-type: none"> • Remaining 27-28 units will be sold 7-8 years following approval of Business case and as opportunity arises.

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).

Note: Units that can be purchased by eligible tenants and community members in accordance with Health and Social Services Housing Home Ownership Program (Investment in

affordable Housing for Ontario Program), will be given consideration during the competitive sale process in order to support the program.

Community Addresses for remaining units:

116 Elizabeth Cr., Dunnville	527 Main St. E., Dunnville
117 Elizabeth Cr., Dunnville	529 Main St. E., Dunnville
118 Elizabeth Cr., Dunnville	528 Queen St. E., Dunnville
119 Elizabeth Cr., Dunnville	530 Queen St. E., Dunnville
120 Elizabeth Cr., Dunnville	531 Main St. E., Dunnville
121 Elizabeth Cr., Dunnville	533 Main St. E., Dunnville
122 Elizabeth Cr., Dunnville	532 Queen St. E., Dunnville
123 Elizabeth Cr., Dunnville	534 Queen St. E., Dunnville
125 Elizabeth Cr., Dunnville	535 Main St. E., Dunnville
127 Elizabeth Cr., Dunnville	537 Main St. E., Dunnville
131 Elizabeth Cr., Dunnville	536 Queen St. E., Dunnville
133 Elizabeth Cr., Dunnville	538 Queen St. E., Dunnville
135 Elizabeth Cr., Dunnville	539 Main St. E., Dunnville
137 Elizabeth Cr., Dunnville	541 Main St. E., Dunnville
139 Elizabeth Cr., Dunnville	540 Queen St. E., Dunnville
141 Elizabeth Cr., Dunnville	542 Queen St. E., Dunnville
142 Elizabeth Cr., Dunnville	
143 Elizabeth Cr., Dunnville	
144 Elizabeth Cr., Dunnville	
146 Elizabeth Cr., Dunnville	
147 Elizabeth Cr., Dunnville	
148 Elizabeth Cr., Dunnville	

City Clerk's Office

Secretariat
Julie Amoroso, Board Secretary
Toronto Board of Health
Toronto City Hall, 10th Floor, West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-397-4592
Fax: 416-392-1879
E-mail: boh@toronto.ca
Web: www.toronto.ca/council

June 9, 2022

SENT VIA E-MAIL

To: Boards of Health in Ontario and the Association of Local Public Health Agencies

Subject: Response to COVID-19 - April 2022 Update (Item HL36.1) (see Part 10 of the Toronto Board of Health's decision on page 2 which is addressed to all Boards of Health in Ontario and the Association of Local Public Health Agencies)

The Toronto Board of Health, during its meeting on April 11, 2022, adopted [Item HL36.1](#), as amended, and:

1. Expressed its full support to the Medical Officer of Health to implement additional measures to address the harm of COVID-19, as needed.
2. Requested the Medical Officer of Health, in partnership with Ontario Health and the City's community and health sector partners, to accelerate the integration of the delivery of on-site COVID-19 vaccination, testing, treatment, and health and social services.
3. Requested the Medical Officer of Health to continue using the VaxTO program for the COVID-19 3rd- and 4th-dose campaign, and to scale up live calling in support of vaccine booster dose uptake.
4. Requested the Province of Ontario to re-enable local Medical Officers of Health to issue letters of instruction as part of the local toolkit to reduce the impact of COVID-19 and help keep people safe.
5. Requested the Medical Officer of Health to implement a public health promotion campaign to inform the public of COVID-19 risks and provide guidance for risk mitigation.
6. Requested the Medical Officer of Health and the Province of Ontario to provide additional focused guidance to help the public discern how best to employ layers of protection against COVID-19 and to provide support to those at greatest risk for severe outcomes from COVID-19, including priority access to testing, personal protective equipment, and other resources to support safer public interactions.

7. Requested the Medical Officer of Health to explore innovative and accessible ways to use data to communicate with the public to enable informed decisions about how best to mitigate the risk of COVID-19.
8. Requested the Ministry of Health and Ontario Health to work with Toronto Public Health, primary care, pharmacies, other health care practitioners, and any other relevant stakeholders, to facilitate access to and increase appropriate uptake of COVID-19 treatments, incorporating core elements such as:
 - a. an information campaign to raise awareness among health care providers and the public of the availability of this effective treatment;
 - b. resources to support health care providers and the public to use available COVID-19 treatments; and
 - c. a strategy to leverage existing community vaccine distribution infrastructure to ensure effective, equitable access to COVID-19 treatment.
9. Requested the Province of Ontario to work with relevant stakeholders and communities to expand the collection of sociodemographic data in the health system (which may include, for example, optimizing the linkage of existing Census data with health data) to ensure that resources are deployed to the populations with the greatest need and to ensure equitable and culturally-safe access to health and social services.
10. Forwarded Part 9 above, concerning the collection of sociodemographic data, to all Boards of Health in Ontario and the Association of Local Public Health Agencies.
11. Requested the Medical Officer of Health to provide public reporting on, and consider for potential inclusion in dashboard changes, the following:
 - a. COVID-19 related hospitalizations among school-aged children and youth;
 - b. transmission of COVID-19 in schools; and
 - c. health workforce absentee data.

To view this item and background information online, please visit:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.HL36.1>.

Yours sincerely,



Julie Amoroso
Board Secretary
Toronto Board of Health

Sent (via e-mail) to the following Boards of Health in Ontario and the Association of Local Public Health Agencies:

- Algoma Public Health Board of Health, c/o Mayor Sally Hagman, Chair
- Brant County Board of Health, c/o Councillor John Bell, Chair
- Chatham-Kent Board of Health, c/o Councillor Joe Faas, Chair
- City of Hamilton Board of Health, c/o Mayor Fred Eisenberger, Chair
- Durham Region Board of Health (Health and Social Services Committee), c/o John Henry, Durham Regional Chair
- Eastern Ontario Health Unit Board of Health, c/o Councillor Syd Gardiner, Chair
- Grey Bruce Health Unit Board of Health, c/o Mayor Sue Paterson, Chair
- Haldimand-Norfolk Health Unit Board of Health, c/o Mayor Kristal Chopp, Chair
- Haliburton, Kawartha, Pine Ridge District Health Unit Board of Health, c/o Councillor Doug Elmslie, Chair
- Halton Region Board of Health (Regional Council), c/o Gary Carr, Halton Regional Chair
- Hastings Prince Edward Public Health Board of Health, c/o Mayor Jo-Anne Albert, Chair
- Huron Perth Public Health Board of Health, c/o Councillor Kathy Vassilakos, Chair
- Kingston, Frontenac, Lennox & Addington Public Health Board of Health, c/o Deputy Warden and Mayor, Denis Doyle, Chair
- Lambton County Board of Health (County Council), c/o County Warden and Mayor, Kevin Marriott, Chair
- Leeds, Grenville & Lanark District Health Unit Board of Health, c/o Mayor Doug Malanka, Chair
- Middlesex-London Health Unit Board of Health, c/o Councillor Maureen Cassidy, Chair
- Niagara Region Board of Health (Regional Council), c/o Jim Bradley, Regional Chair
- North Bay Parry Sound District Health Unit Board of Health, c/o Nancy Jacko, Chair
- Northwestern Health Unit Board of Health, c/o Mayor Doug Lawrance, Chair
- Ottawa Board of Health, c/o Councillor Keith Egli, Chair
- Peterborough Public Health Board of Health, c/o Deputy Warden and Mayor Andy Mitchell, Chair
- Porcupine Health Unit Board of Health, c/o Mayor Sue Perras, Chair
- Public Health Sudbury & Districts Board of Health, c/o Councillor René Lapierre, Chair
- Region of Peel Board of Health (Regional Council), c/o Nando Iannicca, Regional Chair and Chief Executive Officer
- Region of Waterloo Board of Health (Region of Waterloo Council), c/o Karen Redman, Regional Chair
- Renfrew County and District Health Unit Board of Health, c/o Ann Aikens, Chair
- Simcoe Muskoka District Health Unit Board of Health, c/o Deputy Mayor and Councillor Anita Dubeau, Chair
- Southwestern Public Health Board of Health (Oxford, Elgin and St. Thomas), c/o Warden Larry Martin, Chair
- Thunder Bay District Health Unit Board of Health, c/o Councillor James McPherson, Chair
- Timiskaming Health Unit Board of Health, c/o Mayor Carman Kidd, Chair

- Wellington-Dufferin-Guelph Public Health Board of Health, c/o Mayor and Councillor George Bridge, Chair
- Windsor-Essex County Health Unit Board of Health, c/o Warden and Mayor Gary McNamara, Chair
- York Region Board of Health (York Regional Council), c/o Wayne Emmerson, York Region Chairman and Chief Executive Officer
- Dr. Paul Roumeliotis, Association of Local Public Health Agencies, President, COMOH Representative, East Region

cc (via e-mail):

- Dr. Eileen de Villa, Medical Officer of Health, Toronto Public Health