



**AGENDA**  
**COMMITTEE P.M. - 1:00 p.m.**  
**(Long-Term Care/Corporate Services/  
Finance, Facilities and Court Services/Social Services)**

**April 20, 2023**  
**Lambton Heritage Museum, Grand Bend**

Page

1. **Call to Order - Committee P.M.**  
**Committee Members:** G. Atkinson, D. Cook, B. Dennis, D. Ferguson, B. Hand, B. Loosley (J. Field), C. McRoberts, S. Miller, and Warden K. Marriott.
2. **Disclosures of Pecuniary Interest**  
If any.
3. **LONG-TERM CARE DIVISION**
  - A) **Information Reports**
    - a) Information Report dated April 20, 2023 Regarding 2022 Inspections
  - B) **Other Business**
4. **CORPORATE SERVICES DIVISION**
  - A) **Other Business**
5. **FINANCE, FACILITIES & COURT SERVICES DIVISION**
  - A) **Information Reports**
    - a) Information Report dated April 20, 2023 Regarding 2022 Councillor Remuneration and Related Expenses.
  - B) **Reports Requiring a Motion**
    - a) Report dated April 20, 2023 Regarding 2022 Year-End Monitoring Report.
    - b) Report dated April 20, 2023 Regarding 2023 Tax Policy.
  - C) **Other Business**
6. **SOCIAL SERVICES DIVISION**

**A) Information Reports**

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- a) Information Report dated April 20, 2023 Regarding Maxwell Park Place Affordable Housing Development Update.

**B) Reports Requiring a Motion**

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- a) Report dated April 20, 2023 Regarding Devine Street Update.

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- b) Report dated April 20, 2023 Regarding Housing Funding Allocations Year 5 & 6.

**C) Other Business**

**7. IN-CAMERA**

**No In-Camera Items.**

**8. ADJOURNMENT**



## LONG-TERM CARE DIVISION

<b>REPORT TO:</b>	<b>CHAIR AND COMMITTEE MEMBERS</b>
<b>DEPARTMENT:</b>	<b>ADMINISTRATION</b>
<b>PREPARED BY:</b>	<b>Jane Joris, General Manager</b>
<b>REVIEWED BY:</b>	<b>Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>April 20, 2023</b>
<b>INFORMATION ITEM:</b>	<b>Ministry of Long-Term Care Inspections - 2022</b>

### **BACKGROUND**

The foundation for the Ontario government's commitment to accountability of Long-Term Care (LTC) Homes' system is through the Fixing *Long-Term Care Act, 2021 (FLTCA)* that was enacted on April 11, 2022. This legislation and accompanying regulations provide a clear indication of the move by the Ministry of Long-Term Care (MLTC) to a more resident centered and outcomes-based model of care.

The FLTCA includes new and strengthened compliance and enforcement tools intended to improve resident care and safety. These tools are part of the MLTC's inspection program, which aims to hold operators to account for the care they provide.

The MLTC's inspection program focuses on ensuring operators comply with the legislation and that the quality of care is protected and that quality of life for residents is promoted. If an Inspector finds non-compliance, they take into account the scope and severity of the non-compliance, and the non-compliance history of the Home to determine the appropriate compliance actions(s) to take under the FLTCA.

The new compliance and enforcement regime under the FLTCA was developed using modern regulator principles, including a broad range of compliance measures and proportional responses to specific instances of non-compliance.

Findings of non-compliance when issued can be of several different standards:

#### **Remedied Non-Compliance - NC Remedied**

This compliance tool provides the inspector a way to address very low-risk instances of non-compliance during an inspection without having to take further action. This tool can only be used when a Home is able to demonstrate they have corrected the non-compliance during an inspection and the inspector is satisfied that the non-compliance caused no harm or risk of harm to a resident.

Written Notifications - WN

The Inspector can issue a written notification to the licensee on a particular subject that the licensee is to address at some point in time prior to the next inspection.

Compliance Order - CO

Upon finding non-compliance, an inspector or the Director may issue a Compliance order that requires a home to:

- do anything, or refrain from doing anything to achieve compliance
- prepare, submit, and implement a written plan for achieving compliance

The FLTCA includes two new aspects of a Compliance Order that may direct a home to take certain action such as:

- Arrange for specific staff to receive training
- Allow the ministry/agents/contractors to perform any work or activity at the LTC home at the licensee's expense

Administrative Monetary Penalties -AMP

The FLTCA sets out that the Director or an inspector can issue an administrative monetary penalty (AMP) if the licensee has not complied with a requirement under the FLTCA.

AMPs are a type of enforcement tool intended to encourage compliance and increase accountability to repeated non-compliance findings through monetary penalties. The regulation sets out how and when AMPs will be administered, along with a table setting out specific MAP amounts.

Order Requirement Management

The FLTCA expands the grounds under which the Director may order a Home to retain a temporary manager to assist in managing the LTC Home. The Director can require a temporary manager if they determine there are circumstances present in an LTC Home that are harmful to the health, safety, or welfare of the residents; or if there is an emergency situation.

Increased Fines for Offences

Maximum fines upon conviction of an offence under the FLTCA have been doubled from those in the previous legislation.

The MLTC conducts inspections in each LTC Home in the Province to ensure compliance with the FLTCA legislation, regulations, standards, and policies. All LTC Homes are subject to four different types of Inspections:

1. Full Inspection - Ministry Inspectors conduct a thorough and unannounced review of all aspects of the Home's operations of services.
2. Critical Incident Inspection (also referred to as a "Critical Incident Report (CIR)") - Ministry Inspectors may choose to conduct a review of a formally reported incident.
3. Complaint Investigation - Ministry Inspectors may choose to conduct a review of a formally reported complaint.
4. Follow-up Inspection - Ministry Inspectors may choose to return to a Home to ensure that the Ministry recommendations have been implemented.

The Critical Incident System is used by LTC Homes to enter CIRs relating to resident care and safety, services, or facilities. This is an online reporting system used by LTC Homes to submit mandatory reports and incidents relating to the care of residents. The FLTCA includes direction regarding what must be reported to the Ministry. *Section 24 (1)* (Mandatory Reports) and *Regulation 107(1)* (Critical Incidents) both provide direction on reports required through the Ministry Critical Incident System; this direction includes reporting timelines. There are 16 types of Critical Incidents/Mandatory Reports reportable to the Ministry.

## **DISCUSSION**

### **Lambton Meadowview Villa:**

Lambton Meadowview Villa had one Inspection in 2022. This inspection took place on January 11, 12 and 13, 2022. The purpose of this inspection was to conduct a Critical Incident System Inspection.

During the course of this inspection, non-compliances were not issued.

### **Marshall Gowland Manor**

Marshall Gowland Manor had three inspections in 2022.

An inspection was conducted on February 1,4,7, and 8, 2022. The purpose of this inspection was to Conduct a Critical Incident System inspection. Five Critical Incidents were investigated during this inspection, as well as general infection prevention and control practices.

During the course of this inspection, non-compliances were issued. One WR and one Voluntary Plan of Correction (VPC) (the VPC was available for inspectors to use prior to the new FLTCA). Both of these non-compliances were related to staff not following policy related to timing of assessments.

The second inspection occurred on July 4,5,6,7,8,11,12,13,14,15 and 18, 2022. The purpose of this inspection was a Critical Incident Inspection. Four Critical Incidents were investigated during this inspection as well as general infection prevention and control practices.

During the course of this inspection, non-compliances were issued:

NC Remedied -2

WN- 7

CO -6

The non-compliances were related to infection prevention and control (mask wearing), a restraint that was not applied properly and a failure to protect a resident from abuse by staff.

The third inspection was conducted on November 15, 18, 21 and 22, 2022. This inspection was a follow up inspection to the previous inspection in July, a compliance investigation and three CIs.

During the course of this inspection no non-compliances were issued and the previously issued Compliance Orders (6) were found to be in compliance.

#### North Lambton Lodge

North Lambton Lodge had two inspections in 2022.

An inspection was conducted on February 9, 10 and 11, 2022. The purpose of this inspection was to conduct Critical Incident System Inspection. Two CIs were investigated.

During the course of this inspection, non-compliances were not issued.

An inspection was conducted on June 7 and 8, 2022. The purpose of this inspection was to conduct Critical Incident System Inspection. Three CIs were investigated. Non-Compliances were not issued.

#### **FINANCIAL IMPLICATIONS**

There were no financial implications arising from the 2022 ministry of Long-Term Care Inspections.

#### **CONSULTATIONS**

Discussion on all Inspection Reports are held with each Residents' Council, Family Council, Staff and with the Home's Professional Advisory Committees. Each Home's Inspection Reports is also reviewed at the Long-Term Care Division's Strategic

Leadership Team meetings to ensure that required improvements are made and addressed across all three Homes.

All inspection and investigation reports are posted in each Home.

Inspection Reports for every Long-Term Care Home in the Province can be access at <http://publicreporting.ltchomes.net/en-ca/default.aspx>

### **STRATEGIC PLAN**

In keeping with the Mission Statement of the County of Lambton, the Lambton County Homes contribute to the resident's quality of life through the provision of quality care.

### **CONCLUSION**

Lambton County Homes continue to have inspection results that reflect the excellent care and services that are provided to the residents.

All issues identified in the inspections have been remedied within the required timelines and processes put in place to prevent reoccurrence.



## FINANCE, FACILITIES AND COURT SERVICES DIVISION

<b>REPORT TO:</b>	<b>CHAIR AND COMMITTEE MEMBERS</b>
<b>DEPARTMENT:</b>	<b>FINANCIAL ADMINISTRATION SERVICES</b>
<b>PREPARED BY:</b>	<b>Lori Titus, CPA, Manager</b>
<b>REVIEWED BY:</b>	<b>Larry Palarchio, CPA, General Manager Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>April 20, 2023</b>
<b>INFORMATION ITEM:</b>	<b>2022 Council Remuneration and Related Expenses</b>

### **BACKGROUND**

Each year, in accordance with Section 284(1) of the *Municipal Act, 2001*, the Treasurer of every Ontario municipality is to provide its Council with an itemized statement as to the remuneration and expenses paid in the previous year to each member of that Council.

This statement is to detail all expenditures incurred by the municipality in respect of each member's services as a member of the Council or any other body to which the member has been appointed by Council. In addition, this report is also required to report the remuneration received by every person appointed by the municipality who is not a member of Council, but who serves as a member of any committee or body of that municipality.

### **DISCUSSION**

The *2022 Council Remuneration and Related Expenses Report* as prepared by staff is attached. In viewing this document, staff directs the reader's attention to the following:

#### **Schedule A - Remuneration**

- On average, each member of Council attended 19 meetings (i.e. County Council, Committee A.M., Committee P.M., Audit Committee, The County of Lambton Community Development Corporation (CLCDC), Sarnia-Lambton Economic Partnership (SLEP) and the Woodlands Hearings Board).
- Excluding the Warden, remuneration and mileage expenses averaged \$26,619.75 (2021 - \$25,417.75).



- There were no meetings of *The County of Lambton Accessibility Advisory Committee* in 2022; therefore, no remuneration was made to the non-elected appointees.

**Schedule B - Conventions**

- Nine Councillors registered for conventions in 2022; three more than in 2021.
- Total convention costs incurred were \$33,285.38 (2021 - \$5,729.11). The primary reason for this increase in costs was the return to in-person conventions due to the lessening impacts of the COVID-19 pandemic.

**FINANCIAL IMPLICATIONS**

None. All costs and expenditures were fully and properly documented. All reported costs were budgeted, and all payments were made to the appropriate recipients.

**CONSULTATIONS**

Financial Administration Services staff were consulted in the preparation of this report.

**STRATEGIC PLAN**

Providing access to this information to the public addresses the goals of open governance.

**CONCLUSION**

The review of Council remuneration and related costs indicated that expenditures were incurred in accordance with County policies and were consistent with the County's annual approved budget allocations.

**SCHEDULE "A"**  
**TREASURER'S STATEMENT OF COUNTY COUNCIL REMUNERATION AND RELATED EXPENSES**  
**IN ACCORDANCE WITH THE MUNICIPAL ACT SECTION 284 (1)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

		# of Meetings	Regular Remuneration and Benefits		Mileage/ Auto Benefit	Salary	Total
Warden:	K. Marriott	<sup>A</sup> 0	0.00	***	8,400.00	84,602.74	93,002.74
County Council:	J. Agar	0	3,477.37		43.32		3,520.69
	S. Arnold	23	22,336.04		642.95		22,978.99
	G. Atkinson	0	3,317.06		0.00		3,317.06
	M. Bird	18	21,284.82		248.52		21,533.34
	D. Boushy	15	24,604.17		366.60		24,970.77
	M. Bradley	<sup>I</sup> 28	25,785.23		101.95		25,887.18
	A. Broad	18	25,795.89		239.98		26,035.87
	T. Case	0	3,475.91		24.72		3,500.63
	D. Cook	<sup>#</sup> 18	25,819.96		554.75		26,374.71
	W. Dennis	0	3,475.79		23.28		3,499.07
	D. Ferguson	18	25,807.40		390.81		26,198.21
	B. Hand	<sup>I</sup> 28	37,763.79		411.73		38,175.52
	B. Loosley	20	24,599.79		142.39		24,742.18
	C. McRoberts	0	3,476.17		28.08		3,504.25
	S. Miller	19	24,617.02		1,025.87		25,642.89
	L. Napper	18	21,281.49		78.20		21,359.69
	J. Rombouts	18	22,318.43		412.15		22,730.58
	D. Sageman	0	3,478.72		60.36		3,539.08
	M. Stark	21	21,288.00		411.73		21,699.73
	I. Veen	14	25,798.70		277.35		26,076.05
	B. Weber	20	22,341.85		718.98		23,060.83
	B. White	15	27,425.58		143.02		27,568.60
Alternate Members:							
	J. Field	1					
	T. Kingston	1					
	<b>Total</b>	<b>313</b>	<b>419,569.18</b>		<b>14,746.74</b>	<b>84,602.74</b>	<b>518,918.66</b>

**NOTE:** This Statement is prepared using the accrual method of accounting and as such will not agree to Individual T4 Supplementaries.  
Effective December 1, 2018 all County Councillors receive a flat annual salary in lieu of compensation, with the base salary set at \$23,845 for 2022.  
This base salary was then increased in November 2022 to a base salary of \$26,029.  
2022 Council meeting pay increased by 1.75% from \$137.93 to \$140.34 per meeting.

Meetings for 2022 include County Council, Committee AM and PM, Audit Committee, CLCDC, SLEP, and Woodlands Hearings Board only

<sup>A</sup> Number of meetings attended in year while Warden not recorded as payment of Warden's remuneration is by salary.

<sup>#</sup> Member of Accessibility Advisory Committee

\*\*\* Reimbursement for use of own vehicle

| Council Appointee(s) to Community Development Corporation

**SCHEDULE "B"**  
**TREASURER'S STATEMENT OF COUNTY COUNCIL CONVENTIONS AND RELATED EXPENSES**  
**IN ACCORDANCE WITH THE MUNICIPAL ACT SECTION 284 (1)**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

		Per Diem	Mileage/ Airfare	Other/ Lodging	Total Expenses Before Exempt Registration	Exempt Registration*	Total
Warden:	K. Marriott	-	1,211.94	13,154.69	14,366.63	-	14,366.63
County Council:							
	S. Arnold	-	-	-	-	-	-
	M. Bird	-	-	-	-	-	-
	D. Boushy	-	-	-	-	-	-
	M. Bradley	-	-	-	-	-	-
	A. Broad	216.13	321.86	962.01	1,500.00	585.12	2,085.12
	D. Cook	-	-	1,011.73	1,011.73	712.32	1,724.05
	D. Ferguson	-	199.16	1,300.84	1,500.00	752.01	2,252.01
	B. Hand	-	-	1,138.74	1,138.74	712.32	1,851.06
	B. Loosley	288.17	73.09	1,138.74	1,500.00	752.01	2,252.01
	S. Miller	-	-	-	-	-	-
	L. Napper	-	135.55	1,138.74	1,274.29	712.32	1,986.61
	J. Rombouts	-	-	-	-	-	-
	M. Stark	648.38	325.04	526.58	1,500.00	752.01	2,252.01
	I. Veen	-	-	-	-	-	-
	B. Weber	-	751.08	748.92	1,500.00	952.40	2,452.40
	B. White	288.17	728.34	151.97	1,168.48	895.00	2,063.48
<b>Total</b>		<b>1,440.85</b>	<b>3,746.06</b>	<b>21,272.96</b>	<b>26,459.87</b>	<b>6,825.51</b>	<b>33,285.38</b>

NOTE: This Statement is prepared using the accrual method of accounting.

\* Motion #5 January 10, 1992 to exclude one Registration Fee per year from the \$ 1,000 spending limit.  
 Motion #8 February 25, 2000 Executive Committee increased convention allowance from \$1,000 to \$1,500.



## FINANCE, FACILITIES AND COURT SERVICES DIVISION

<b>REPORT TO:</b>	<b>CHAIR AND COMMITTEE MEMBERS</b>
<b>DEPARTMENT:</b>	<b>DIVISIONAL SUPPORT SERVICES</b>
<b>PREPARED BY:</b>	<b>Stephanie Harper, CPA, Manager</b>
<b>REVIEWED BY:</b>	<b>Larry Palarchio, CPA, CMA, General Manager Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>April 20, 2023</b>
<b>SUBJECT:</b>	<b>2022 Year-End Monitoring Report</b>

### **BACKGROUND**

The purpose of this report is to inform Council of the County's projected year end for fiscal year 2022.

In short, for 2022, it is estimated that the County's will achieve an estimated surplus of \$525,000, due primarily to one-time savings.

### **DISCUSSION**

As part of the corporate budget monitoring process, County divisions are expected to remain within their approved budgets. Diligent budget monitoring and reporting help achieve the County's financial stability and service excellence objectives.

As set out in Appendix A, the County projects a \$525,000 surplus for fiscal year 2022. Note, however, that that projection is subject to financial statement audit and adjustments related to final year-end entries.

It is important to note that the projected \$525,000 surplus represents approximately 0.21% of the County's total gross budget for 2022 (\$246.9 M). The County continues to operate within a very tight budget framework.

The overall projected surplus is primarily the result of "one-time" program savings across several County divisions that assisted in offsetting a significant shortfall in POA revenue experienced in the Finance - Court Services program.

The Finance - Court Services Program was significantly below its revenue budget target mostly on account of additional court closures (i.e., trial date cancellations) in 2022. We do not expect that situation to improve in 2023.

Several divisions across the County assisted with offsetting the revenue loss experienced by the Finance - Court Services Program, as follows:

- Implementing cost containment measures on several discretionary program related items (purchase of service items, supplies, travel, training, conventions); and
- Delaying the filling of personnel vacancies incurred throughout the 2022 year.

Ongoing monitoring of operating and capital spending ensures projects and services are delivered as intended and that any financial impacts or risks are addressed proactively. Due to continued conditions within supply chains, there is significant volatility in pricing for capital projects which continues to add pressure to divisional budgets especially in the Infrastructure & Development Services Division.

Staff continue to work diligently to identify grant opportunities, prioritize projects based on eligibility requirements and to prepare high quality applications in time to meet tight deadlines to help offset both operating and project costs.

In accordance with the Reserve and Reserve Fund Policy approved by County on July 6, 2022, the projected surplus is to be deposited into the County's Stabilization Reserve. As a reminder, the Stabilization Reserves is meant to offset tax increases and pressures in future budget cycles.

### **FINANCIAL IMPLICATIONS**

The County is presently projecting a small year-end surplus of \$525,000 for the 2022 fiscal year.

### **CONSULTATIONS**

The CAO, General Managers, and Divisional Support Service staff were consulted in the preparation of this report.

### **STRATEGIC PLAN**

Meets the objective of accountability and appropriate stewardship of tax dollars.

### **CONCLUSION**

The County of Lambton presently anticipates a small \$525,000 operating surplus in 2022 as a result of cost containment measures, and other one-time cost savings not expected to continue into 2023.

Regular and periodic variance analysis provides Council with meaningful insights into the County's activities and how actual results differ from what has been budgeted. Staff prepare the budget with the full expectation of matching sustainable revenues against required expenditures. However, not all revenues and expenditures are controllable. POA fines, Payments-in-Lieu-of-Tax (PIL) received, Tax Write-offs and winter maintenance costs (snow clearing) are all examples of revenues and expenditures over which variances can be regularly expected.

As a result, despite staff's expertise and knowledge in developing the County's annual budget, actual results will seldom, if ever, precisely match what is forecasted. This is why it is normal for there to be changes/shifts in results throughout the year until such time as all transactions have been posted and the County's books closed.

**RECOMMENDATION**

**That Council, in accordance with the terms and conditions of the Reserve and Reserve Fund Policy approved by County Council on July 6, 2022, authorize the General Manager, Finance, Facilities and Court Services/County Treasurer to contribute the preliminary 2022 year-end surplus of \$525,000 to the County's *Stabilization Reserve*.**

**Appendix A  
2022 Year-End Report**

<b>Division</b>	<b>Projected Surplus (Deficit)</b>	<b>Key Contributing Factor(s)</b>
General Government	\$732,000	<ul style="list-style-type: none"> <li>• Higher investment revenue</li> <li>• Lower expected write-offs</li> </ul>
CAO	\$0	<ul style="list-style-type: none"> <li>• Balanced position</li> </ul>
Corporate Services	\$0	<ul style="list-style-type: none"> <li>• Balanced position</li> </ul>
Finance, Facilities and Court Services	(\$607,000)	<ul style="list-style-type: none"> <li>• POA Provincial Grant lower than budget</li> <li>• POA fine revenue lower than budget</li> <li>• Higher personnel costs</li> </ul>
Public Health Services	\$160,000	<ul style="list-style-type: none"> <li>• One-time Provincial Mitigation funding to support public health units</li> </ul>
Infrastructure & Development Services	\$43,000	<ul style="list-style-type: none"> <li>• Operational savings due to favorable weather conditions associated with road maintenance.</li> <li>• Significant material costs higher than budget due to continued supply issues</li> </ul>
Social Services	\$44,000	<ul style="list-style-type: none"> <li>• Personnel vacancies and backfill/temporary wage differentials</li> </ul>
Long-Term Care	\$56,000	<ul style="list-style-type: none"> <li>• Personnel pressures due to ongoing recruitment challenges (PSW/RN)</li> </ul>
Cultural Services	\$97,000	<ul style="list-style-type: none"> <li>• One-time operational savings in wages due to vacancies</li> <li>• Delayed public programming and event costs due to COVID-19</li> </ul>
<b>Total</b>	<b>\$525,000</b>	



## FINANCE, FACILITIES AND COURT SERVICES DIVISION

<b>REPORT TO:</b>	<b>CHAIR AND COMMITTEE MEMBERS</b>
<b>DEPARTMENT:</b>	<b>DIVISIONAL SUPPORT SERVICES</b>
<b>PREPARED BY:</b>	<b>Stephanie Harper CPA, Manager</b>
<b>REVIEWED BY:</b>	<b>Larry Palarchio, CPA, CMA, General Manager Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>April 20, 2023</b>
<b>SUBJECT:</b>	<b>2023 Tax Policy</b>

### **BACKGROUND**

Following its approval of the County's budget each year, it is necessary for Council to set the Tax Policy it and all Area Municipalities will follow to determine the relative tax burden of each Tax Class of property for the current taxation year.

In order to facilitate these decisions and ensure that Council has the information it needs to make them, County Finance staff hold discussions with the Treasurers from each Area Municipality (the Group) regarding any issues and impacts that they may have identified and which they believe need to be considered when Council sets the County's tax policy for the current fiscal year. This is important since the decisions made by Council directly affect taxation parameters of not only the County but its Area Municipalities.

In addition, staff also review what options/tools the Province has made available to Council for the setting of Tax Policy and how to best use them. A consensus from the Group is then sought and this report detailing the Group's recommendations for County Council's consideration is created.

The Group's discussion and analysis is facilitated and supported through detailed analysis and professional advice, primarily from Municipal Tax Advisory Group PPC (MTAG).

### **DISCUSSION**

#### **PART I – REASSESSMENTS - RATIOS AND OPTIONAL TAX CLASSES**

As Council is aware, the Province has a policy of regular reassessments of property every four years across Ontario. These reassessments ensure that property assessments are reflective of current market conditions.



As part of its regular schedule, the reassessment should have been updated in the 2021 tax year. However, the Provincial Government has again directed the Municipal Property Assessment Corporation (MPAC) to maintain the municipality's Assessment Roll from the 2020 taxation year. This means the Assessment Rolls for the current 2023 year and the previous 2021 and 2020 years have maintained the valuation date of January 1, 2016.

At present, the next Assessment Cycle date has not been confirmed, but we are hopeful that an update will occur in the 2024/2025 year. The current assessment values that MPAC has returned in the 2023 Assessment Roll-as-Returned are essentially status quo from those returned in the 2020 year. The only adjustments to individual property values have been from physical changes to a property or any other adjustments granted through appeals and other assessment corrections.

As part of its annual tax policy setting exercise, Council must decide whether any of the County's Property Class Tax Ratios should be adjusted. This authority applies to every class except Residential and Managed Forest, and Council may choose to do one of the following for classes of properties where ratio adjustments are permitted:

- 1) Adopt the previous year's actual tax ratio.
- 2) Establish a new tax ratio for any class that is closer to or with the "Range of Fairness".
- 3) Adopt the "Class Neutral Tax Ratios" which can rebalance inter-class shifts that result from changes in assessment.

Similar to last year, and due to the unique technical circumstances the COVID-19 pandemic has created, Revenue Neutral Ratios are not an option again in 2023 as MPAC has maintained the 2020 assessments and largely returned them unchanged. Council is reminded that any time a ratio is reduced, this shifts tax liability onto all other tax classes, and that with very few exceptions, these reductions cannot subsequently be reversed.

Mindful of these unique circumstances, staff and the Group entered into discussions with MTAG about what, if any, changes should be presented to Council for it to consider for the 2023 taxation year. A general review of all options and opportunities occurred during which staff and the Group evaluated, reviewed, and discussed MTAG's finding from the perspective of:

- Impact on Area Municipalities' competitiveness with other jurisdictions.
- Inter-class impact.
- Inter-municipal impact.
- Fairness, equity, and ease of administration.
- Implications on future tax policy.

**A) OVERALL COMPETITIVENESS OF THE COUNTY'S TAX RATIOS**

Staff compare how the Tax Ratios set by County Council compare to those in effect in other Counties and Regions across the Province. This is because once budgets have been set for the year, these Tax Ratios ultimately determine what the County's and Area-Municipal tax rates will be. The attached **Appendix A** to this report shows the 2022 ratios for select classes, and Sub-classes from several jurisdictions in Ontario, including Lambton County.

The consensus of the Group, and its recommendation is that overall, Lambton County's current Tax Ratios are competitive and that except for the Landfill Property Tax Ratio, the County's ratios do not need to be adjusted at this time.

**B) FARM FORESTRY EXEMPTION (FFE)**

In an effort to further protect wooded areas, farmers with farm property may qualify for the FFE. The tax exemption was amended effective January 1, 2023 to increase the maximum FFE acres from 20 to 30 acres per municipality for one or more farm properties held under a single ownership. Previously, the tax exemption applied to one acre of forested land every 10 acres of farmland and could not exceed 20 acres in any one municipality.

This change involved the creation of a new Unit Class (FF), which should now be seen in tax systems.

**DOES THIS MEAN THAT NOTHING SHOULD BE CHANGED?**

As indicated previously in this report, the Group believes that with the one exception of the Landfill Property Tax Class, the County's current Tax Ratios provide a balanced and fair approach to apportioning tax liability in Lambton County. This conclusion is based on a thorough review of the analysis performed by MTAG and knowledge it shared regarding the practices of other jurisdictions across the Province.

The current valuation approach for the Landfill Property Class was initially introduced as a temporary stop-gap valuation methodology. However, it now appears that this approach is becoming more permanent, and MTAG has specifically recommended that the County increase the ratio of the Landfill Property Class to the maximum allowed of 18.362938 from the 2022 ratio of 15.302448.

The Group's consensus was that the County should take full advantage of the rules and regulations that dictate the existing valuation methodology and follow MTAG's recommendation to increase the ratio of the Landfill Tax Class to 18.362938 in 2023.

Otherwise, staff and the Group believe that no additional changes are required to the County's Tax Ratios for the 2023 taxation year. The consensus was that a complete review of ratios is not necessary until the next Province-wide reassessment occurs.

**PART II - OTHER FACTORS AND INFLUENCES AFFECTING TAX POLICY FOR 2023**

Before making the final decision regarding the changes to Tax Ratios for 2023 being proposed above, staff believe it is also appropriate for Council to review what non-ratio matters affecting taxation are in 2023 and how they can be expected to affect properties in Lambton County during this taxation year.

**A) COLLAPSING OPTIONAL PROPERTY CLASSES**

A trend in tax policy in recent years across the Province has been the decision of many Municipal Councils in other jurisdictions to reduce or eliminate their use of optional tax classes in the Commercial and Industrial Broad Property classes. While County Council has consistently reaffirmed the use of these optional classes in the past, the decision to use optional classes is nonetheless a tax policy decision that Council has the ability to change or adjust as part of its annual deliberations.

Whenever a jurisdiction collapses optional classes, all properties in the class revert to the "Broad" class ratio. And while only the properties within both broad classes would be impacted by doing this, the result within each class is similar to making changes in ratios. In other words, collapsing optional classes would increase taxation rates on smaller properties while decreasing them for larger, more expensive ones.

The Group believes that for 2023, as in past years, there is no reason to abandon the use of this tax policy option and that, in Lambton County, it continues to make sense to maintain all Optional Property Classes.

**B) THE "RANGE OF FAIRNESS"**

Since responsibility for the formulation of tax policy was downloaded to Municipalities, there has been continual debate over whether the three property classes that were subject to Capping should incur greater liability for tax than residential properties. This concept was/is embodied by the Province's "Range of Fairness" policy.

The impact of this policy is to restrict the movement of ratio change. The "ranges of fairness" for any property class is defined as any ratio that is no more than "1.10" and no less than "0.60". The exceptions to this policy are the Property Tax Classes with regulated ratios (e.g., Pipelines, Farmland, and the Landfill Class).

At the end of the last century, when the Province first changed the way by which properties were assessed and transferred responsibility for tax policy to Counties and Regions, Huron County immediately moved to bring the ratios of its Multi-residential, Commercial, and Industrial classes of property within the "Range of Fairness". It was able to do this because at the time - the 1990s - it had a relatively homogeneous mix of property types with very little industry. The result is that the relative taxation rates of commercial and industrial properties in Huron County are lower than in Lambton County.

For Lambton's Area Municipalities that border Huron County, the impact of this has been that many businesses are doing business with the residents of Lambton County from within Huron County. The Group reviews this issue, which is a concern to the Area Municipalities that border Huron County and believes that reducing Lambton's ratios closer to the ranges of fairness is still not advisable.

There are several reasons for this. First, with the exception of the impact on the bordering Area Municipalities, none of the other Area Municipalities in Lambton are experiencing similar pressures. Secondly, as previously stated, the County's ratios are generally competitive. Finally, Lambton County's mix of assessment is very different from that of Huron County, meaning that any move in Lambton to replicate that County's "flat" ratio structure would result in double-digit increases in the level of residential and farm taxation.

**FINANCIAL IMPLICATIONS**

1. Determines the relative share of property taxes to be paid by each property class.
2. The impact of some decisions cannot be reversed once made.
3. May be a factor in the decision of businesses to locate with the County.

**CONSULTATIONS**

Area Treasurers and Municipal Tax Advisory Group PPC were consulted in the preparation of this report.

**STRATEGIC PLAN**

The equitable and fair portioning of tax liability is necessary for the County to raise the revenues necessary to fund its activities.

**CONCLUSION**

The setting of Tax Policy is an exercise in balance. For every positive change benefitting a Property Tax Class, there will always be an offsetting negative impact on all other Property Tax Classes. Therefore, staff's and the Group's goal in this annual exercise is to endeavor to provide Council with recommendations that balance changes when warranted to benefit some Property Tax Classes while not unduly penalizing the others.

To do this, staff and the Group assess all impacts of changes (if any) that they believe should be recommended to Council when it is considering what Lambton County's Tax policy should be for the current taxation year. Staff and the Group review all factors and considerations, and then seek to look to achieve an overall consensus.

For the 2023 taxation year, this consensus is that Lambton County's 2023 Tax Policy should maintain the Tax Class Ratios and Discount Rates established by Council in the County's tax policy in 2022, with the following exception:

1. That the Landfill Property Class ratio be set at the maximum value as permitted in Subsection 10.2(3) as described in O.Reg. 385/98 as amended of 18.362938.

The ultimate decision on all the matters, of course, is that of County Council, whose decisions regarding these options/proposals will determine the relative tax burden to be borne by each Tax Class in 2023. In addition, by changing the tax ratio for any class of property, County Council can influence the overall apportionment of the upper-tier tax burden between property classes. This would directly result in a redistribution of the apportionment of County levy amongst Area Municipalities.

Nonetheless, staff and the Group make the following recommendations to County Council.

#### **RECOMMENDATIONS**

- a) **That for all property classes except the Landfill Property Class, there be no change to the broad property class ratios for these classes from those set by Council for the 2022 Taxation year, and that these ratios continue to apply in the 2023 Taxation year.**
- b) **That the Tax Class Ratio for the Landfill Property Class be set at the maximum value as permitted in Subsection 10.2(3) as described in O.Reg. 385/98 as amended, being 18.362938.**

## Appendix A

**Table 13:**  
**2022 Tax Ratio Survey**

Municipality	Farm	Multi-Residential	New Multi-Residential	Commercial				Industrial		Pipeline
				Commercial	Office Building	Shopping Centre	Parking Lot	Industrial	Large Industrial	
Barrie City	0.25	1.00	1.00	1.43				1.52		1.10
Brant County	0.24	1.70		1.90				2.55		1.78
Bruce County	0.25	1.00	1.00	1.23				1.75		1.02
Chatham-Kent Municipality	0.22	1.94	1.10	1.94	1.56	2.24	1.30	2.04	2.04	1.27
Dufferin County	0.22	2.00	1.10	1.22				2.20		0.84
Durham County	0.20	1.87	1.10	1.45	1.45	1.45		2.02	2.02	1.23
Elgin County	0.23	1.99	1.00	1.64				2.23	2.83	1.14
Essex County	0.25	1.53	1.10	1.08	1.08		0.58	1.94	2.69	1.30
Frontenac County	0.25	1.00		1.00				1.00		0.70
Grey County	0.22	1.44	1.00	1.30				1.83		0.91
Guelph City	0.25	1.79	1.00	1.84				2.20		1.92
Haldimand County	0.25	2.00	1.00	1.69				2.33		1.49
Haliburton County	0.25	1.39	1.00	1.48		1.48		1.72		
Halton County	0.20	2.00	1.00	1.46				2.09		1.06
Hamilton City	0.18	2.36	1.00	1.98			1.98	3.20	3.75	1.79
Hastings County	0.25	1.15	1.00	1.10				1.13		0.82
Huron County	0.25	1.10		1.10				1.10		0.70
Kawartha Lakes City	0.25	1.96		1.38				1.35		2.00
Lambton County	0.23	2.00	1.00	1.63	1.54	2.08	1.09	2.05	3.00	1.34
Lanark County	0.25	2.11	1.10	1.84				2.53		2.01
Middlesex County	0.25	1.77	1.00	1.14				1.75		1.06
Muskoka District	0.25	1.00		1.10				1.10		0.70

**Table 13A:**  
**2022 Tax Ratio Survey Continued**

Municipality	Farm	Multi-Residential	New Multi-Residential	Commercial				Industrial		Pipeline
				Commercial	Office Building	Shopping Centre	Parking Lot	Industrial	Large Industrial	
Lambton County	0.25	1.97	1.00	1.73				2.63		1.70
Norfolk County	0.23	1.69	1.00	1.69				1.69		1.49
North Bay City	0.15	1.99	1.00	1.88				1.40		1.17
Northumberland County	0.25	2.00	1.00	1.50				2.10		1.20
Oxford County	0.22	2.00	1.00	1.90				2.63	2.63	1.26
Perth County	0.25	1.00	1.00	1.25				1.97		1.64
Peterborough County	0.25	1.58	1.00	1.10		1.10		1.54		0.94
Prescott and Russell	0.25	1.60	1.00	1.44				2.45	3.50	1.42
Prince Edward County	0.25	1.44		1.11				1.39		0.54
Renfrew County	0.25	1.94	1.00	1.81				2.72	3.06	1.33
Sault Ste Marie	0.25	1.08	1.08	2.06	2.86	2.18	1.52	4.43	7.86	2.09
Simcoe County	0.25	1.00	1.00	1.22				1.19		1.30
Stratford	0.25	2.00	1.00	1.98	1.98	1.98		2.64	2.64	1.51
Toronto	0.25	2.05	1.00	2.64				2.59		1.92
Waterloo County	0.25	1.95	1.00	1.95				1.95		1.16
Wellington County	0.25	1.90	1.10	1.49				2.40		2.25
York County	0.25	1.00	1.00	1.33				1.64		0.92
<b>Average Ratio</b>	<b>0.24</b>	<b>1.65</b>	<b>1.02</b>	<b>1.54</b>	<b>1.74</b>	<b>1.79</b>	<b>1.29</b>	<b>2.02</b>	<b>3.28</b>	<b>1.32</b>
<b>Median Ratio</b>	<b>0.25</b>	<b>1.79</b>	<b>1.00</b>	<b>1.48</b>	<b>1.55</b>	<b>1.98</b>	<b>1.30</b>	<b>2.02</b>	<b>2.83</b>	<b>1.27</b>



## SOCIAL SERVICES DIVISION

<b>REPORT TO:</b>	<b>CHAIR AND COMMITTEE MEMBERS</b>
<b>DEPARTMENT:</b>	<b>HOUSING SERVICES</b>
<b>PREPARED BY:</b>	<b>Melisa Johnson, Manager (Acting)</b>
<b>REVIEWED BY:</b>	<b>Valerie Colasanti, General Manager Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>April 20, 2023</b>
<b>INFORMATION ITEM:</b>	<b>Maxwell Park Place Affordable Housing Development Updated #5</b>

### **BACKGROUND**

As previously directed by Lambton County Council, staff are completing an affordable housing development project at 993 Maxwell Street, Sarnia.

The purpose of this report is to provide Council with an update regarding this property.

### **DISCUSSION**

#### **Site Preparation**

Foundation work has been delayed due to the results of a soils report not being considered by the contractor when designing the foundation. Foundation work was started on site in the summer of 2022 but was halted due to evidence of groundwater around the footings and organic material in the soil. Foundation work is scheduled to resume in the spring once the winter conditions requirements are removed and will be completed approximately one month after work commences.

#### **Module Construction**

Module construction was paused by the contractor in the fall while the foundation issues were being resolved. Module construction has now resumed. Currently 28 of 54 modules are completed and stored at an offsite location with all remaining modules scheduled to be completed this spring. Module delivery will commence immediately to a secondary location owned by the County of Lambton. Once the foundation is finished and all modules are complete, the modules will be moved from the secondary location to 993 Maxwell Street to be installed on the foundation. This is expected to happen in late Spring 2023. Construction is anticipated to be completed and building occupancy obtained by the end of 2023.

**Barrier Free Units**

March of Dimes Canada (MOD) continues talks with the Ontario Health Team to investigate funding opportunities to provide additional support services for the six barrier free units included in this modular build.

**Tenant Communication and Engagement**

Communication with existing tenants at Maxwell Park Place continues to be a priority. The Communication and Engagement Committee provides updates to tenants through newsletters and memos to ensure tenants understand the work that will be taking place on site.

**Tenant Selection Plans**

The original affordable housing build at Maxwell Park Place is home to seniors and those eligible for MOD supportive housing. The new addition will continue to see these populations served. Staff are now reviewing local housing needs and a number of options related to a tenant selection process.

**Project Costs**

The current anticipated cost for this project is \$7M which is an increase of just under \$400K from the last update. This increase is related to the foundation issues experienced on the project in addition to project management cost incurred due to the delay in the expected occupancy date. Staff will report back to Council at project completion with a recommendation on how to fund the cost overruns on the project.

**FINANCIAL IMPLICATIONS**

The impact to the levy is unknown at this time.

**CONSULTATIONS**

Consultations have taken place with the CAO, General Manager, Social Services, General Manager Finance, Facilities and Court Services, Manager, Procurement and Projects, Ministry of Municipal Affairs and Housing and Canada Housing and Mortgage Corporation.

**STRATEGIC PLAN**

Providing safe affordable housing is in keeping with the County's Mission to promote an enhanced quality of life through the provision of responsive and efficient services accomplished by working with municipal and community partners.



The activities of the Division support the Community Development Area of Effort #3 in the County of Lambton's Strategic Plan, specifically:

- Advocating in a manner that raises the profile of the County and its needs in order to secure improved government supports, funding, grants, and other resources.
- Developing programs and initiatives that address poverty reduction and promote social belonging.
- Planning for and responding to the ever-changing needs of an aging population, homelessness and retaining young people in the community.
- Actively pursuing joint opportunities with community partners that contribute to the well-being of the Lambton Community.

**CONCLUSION**

The County of Lambton Housing and Homelessness Plan 2020 - 2024 sets a strategic direction for housing and homelessness work. One of the key milestones is that by 2024, 75 more affordable housing units will be built with the assistance of government funding. The modular build at 993 Maxwell Park Place will add 24 affordable housing units to assist in meeting the housing needs of low and moderate income residents of Lambton County.



## SOCIAL SERVICES DIVISION

<b>REPORT TO:</b>	<b>CHAIR AND COMMITTEE MEMBERS</b>
<b>DEPARTMENT:</b>	<b>HOUSING SERVICES</b>
<b>PREPARED BY:</b>	<b>Melisa Johnson, Manager (Acting)</b>
<b>REVIEWED BY:</b>	<b>Valerie Colasanti, General Manager Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>April 20, 2023</b>
<b>SUBJECT:</b>	<b>244 Devine Street Update</b>

### **BACKGROUND**

As previously directed by Lambton County Council, staff have acquired and are currently renovating a property located at 244 Devine Street, Sarnia.

The purpose of this report is to provide Council with an update regarding this property including the opportunity to designate this property as “*Smoke Free*”.

### **DISCUSSION**

#### Acquisition and Renovation

The property located at 244 Devine Street was acquired on November 30, 2022. Immediately after acquisition, staff began the process of completing necessary renovations to the units.

Renovations are proceeding as planned. Occupancy of these units is expected by the end of May 2023.

#### Tenant Selection

Once renovations are completed, there will be two one-bedroom units. One of the units will be filled using the centralized waiting list for community housing. The second unit will be filled under the homeless priority using the By Name List.

#### Funding

On March 1, 2023, the Ministry of Municipal Affairs and Housing (MMAH) announced an additional funding allocation under the 2022-23 year-end funding reallocation process for

the Canada-Ontario Community Housing Initiative (COCHI) in the amount of \$375K for the 244 Devine Street project. The receipt of this additional funding will result in the withdrawal from the Affordable Housing Reserve being reduced to \$125K.

#### Smoke Free Designation

Staff in the Housing Services Department receive complaints from non-smoking tenants being adversely affected by second hand smoke infiltration. In addition, there are increased costs associated with tenant smoking that include additional resources spent on cleaning, priming and painting smoke damaged units. In extreme instances, appliances, flooring and other interior finishes must be replaced due to smoke damage.

To protect the investment in this property and to provide additional smoke free property options, this property could be designated as smoke free.

#### FINANCIAL IMPLICATIONS

There is no impact to the levy.

With the receipt of this additional funding, the estimated \$500K cost to purchase and renovate the property at 244 Devine Street will be funded as outlined below:

\$375K	Provincial Funding
\$125K	Affordable Housing Reserve
\$500K	Total Funding Allotment

#### CONSULTATIONS

Consultations have taken place with the CAO, General Manager, Social Services and Ministry of Municipal Affairs and Housing.

#### STRATEGIC PLAN

Providing safe affordable housing is in keeping with the County's Mission to promote an enhanced quality of life through the provision of responsive and efficient services accomplished by working with municipal and community partners.

The activities of the Division support the Community Development Area of Effort #3 in the County of Lambton's Strategic Plan, specifically:

- Advocating in a manner that raises the profile of the County and its needs in order to secure improved government supports, funding, grants, and other resources.
- Developing programs and initiatives that address poverty reduction and promote social belonging.

- Planning for and responding to the ever-changing needs of an aging population, homelessness and retaining young people in the community while supporting their transition to being employed community members and future leaders.
- Actively pursuing joint opportunities with community partners that contribute to the well-being of the Lambton Community.

### **CONCLUSION**

The County of Lambton Housing and Homelessness Plan 2020 - 2024 sets a strategic direction for housing and homelessness work. One of the key milestones is that by 2024, 75 more affordable housing units will be built with the assistance of government funding. The acquisition and renovation of 244 Devine Street will add two affordable housing units to assist in meeting the housing needs of low and moderate income residents of Lambton County.

The designation of these additional units as smoke free will help protect the investment of government resources while also providing an additional smoke free option for individuals adversely impacted by second hand smoke.

### **RECOMMENDATION**

**That the building and grounds located at 244 Devine Street, Sarnia, be designated as Smoke Free.**



**SOCIAL SERVICES DIVISION**

<b>REPORT TO:</b>	<b>CHAIR AND COMMITTEE MEMBERS</b>
<b>DEPARTMENT:</b>	<b>HOUSING SERVICES</b>
<b>PREPARED BY:</b>	<b>Melisa Johnson, Manager (Acting)</b>
<b>REVIEWED BY:</b>	<b>Valerie Colasanti, General Manager Stéphane Thiffeault, Chief Administrative Officer</b>
<b>MEETING DATE:</b>	<b>April 20, 2023</b>
<b>SUBJECT:</b>	<b>Housing Funding Allocations – Year 5 and 6</b>

**BACKGROUND**

On April 17, 2019, the Ministry of Municipal Affairs and Housing (MMAH) announced its Community Housing Renewal Strategy to sustain and grow community housing systems. This multi-year plan aims to:

- Increase the supply and appropriate mix of affordable and adequate housing;
- Improve access to affordable housing and supports to achieve housing stability; and
- Improve efficiency of the community housing system to ensure value for money and long-term sustainability.

The agreement aligns federal funds with Ontario's Community Housing Renewal Strategy priorities. The National Housing Strategy provides funding over nine years.

On February 3, 2023, MMAH announced the 2023-24 and 2024-25 planned funding allocations for the provincially delivered housing programs listed below:

Program	2023-24 Planning Allocation	2024-25 Planning Allocation
Canada-Ontario Community Housing Initiative	\$911,800	\$1,240,400
Ontario Priorities Housing Initiative	\$694,000	\$669,600
Canada-Ontario Housing Benefit	\$291,300	N/A

The County of Lambton must submit an Investment Plan to the MMAH outlining how the funding allocation will be used.

**DISCUSSION**

The COCHI and OPHI programs offer different components aimed at addressing affordable housing needs across the housing continuum. Service Managers have the flexibility to select the components they will deliver using the annual funding allocation.

The recommendations contained in the County of Lambton Housing and Homelessness Plan - 2014 - 2023 have been used to guide decisions regarding the recommended allocation of the funding.

**Canada-Ontario Community Housing Initiative**

The COCHI provides funding to replace the federal Social Housing Agreement funding that expires each year as mortgages for the non-profit, public and former federally administered housing mature and the federal rent supplements expire. The COCHI funding can only be used in social and community housing projects recognized under the *Housing Services Act, 2011*. Staff recommend investments in the following COCHI operating and capital components as follows:

**Capital Repairs**

Support for community housing providers could take the form of repair and renovation funding. Strategic capital repairs which preserve and extend the functional lifespan of the social housing supply would be eligible to receive funding.

This investment will utilize funds for capital repairs within our Non-Profit Housing Providers. This investment will improve and preserve the quality of social housing.

**Rent Supplements**

Rent Supplements assist tenants in social housing units where operating agreements are ending by providing households a monthly subsidy to reduce their market rent to an affordable level. Subsidies are provided to households to help offset rental costs.

**Ontario Priorities Housing Initiative**

The OPHI provides funding to address local priorities in areas of housing supply and affordability including affordable rental construction, community housing repair, rental assistance, tenant supports and affordable homeownership. Staff recommend investments in the following OPHI operating and capital components as follows:

**Homeownership**

The Homeownership component is intended to support low to moderate income renter households purchase affordable homes by providing down payment assistance in the form of a forgivable loan. This investment will assist low to moderate income households

purchase a home in the resale market.

#### Ontario Renovates

The Ontario Renovates component, known locally as Lambton Renovates, provides financial assistance to renovate and/or rehabilitate affordable homeownership and rental properties including community housing. Additionally, repairs and upgrades to social housing units are eligible.

This investment will enhance the living conditions of those in need and serve to foster independent living of seniors and persons with disabilities.

#### Rental Assistance

The Rental Assistance component aims to address affordability issues of households in modest rental units by providing subsidy to those in need of rental assistance. This investment will help households offset rental costs.

#### **Administration Fees**

Service Manager may use up to 5% of their COCHI and OPHI funding allocation to assist with administrative costs. Staff recommends utilizing the 5% administration funding.

#### **Canada-Ontario Housing Benefit**

The COHB program is a provincially delivered program to provide portable housing benefits to eligible households. Although the COHB program is provincially delivered by the Ministry of Finance, Service Managers are responsible for identifying and selecting households for the program and assisting individuals with the application process. The program is primarily intended to support vulnerable individuals and households in housing need. The County of Lambton refers individuals from the centralized wait list for rent geared-to-income assistance as well as the By Names List. It is anticipated that approximately 50 households will be assisted with the 2023-24 funding allotment.

#### **Investment Plan**

MMAH has indicated that the annual funding allocations under the COCHI, OPHI and COHB are provided on a "use it or lose it" basis. Any funding not committed by the required timelines may be reallocated to other Service Managers.

To ensure all funds are committed, Service Managers may move funding between program components within the same program year if the original planned commitment for funding cannot be met.

A summary of the proposed Investment Plan for the COCHI and OPHI funding is provided

below:

	COCHI Planned Financial Commitment	
	Year 5 (2023-24)	Year 6 (2024-25)
Capital Repairs	\$906,210	\$1,138,380
Rent Supplement	\$40,000	\$40,000
Administration	\$45,590	\$62,020
Allocation	\$911,800	\$1,240,400
	OPHI Planned Financial Commitment	
Homeownership	\$50,000	\$50,000
Ontario Renovates	\$284,300	\$261,120
Rental Assistance	\$325,000	\$325,000
Administration	\$34,700	\$33,480
Allocation	\$694,000	\$669,600

### **FINANCIAL IMPLICATIONS**

There is no impact to the County levy. The County of Lambton's funding allocation for COCHI, OPHI and COHB totals \$1,897,100 for the 2023-24 Program Year and \$1,910,000 for the 2024-25 Program Year.

### **CONSULTATIONS**

In planning for the implementation of the Canada-Ontario Community Housing Initiative, Ontario Priorities Housing Initiative and the Canada-Ontario Housing Benefit, staff consulted with the General Manager Social Services and the County of Lambton Housing and Homelessness Plan 2014 - 2023.

### **STRATEGIC PLAN**

In keeping with the Mission Statement of the County, the programs provided by this department promote an enhanced quality of life in Lambton County through the provision of responsive and efficient services.

The activities of the department support the Community Development Area of Effort #3 in the County of Lambton's Strategic Plan, specifically:

- Advocating in a manner that raises the profile of the County and its needs in order to secure improved government supports, funding, grants, and other resources.
- Developing programs and initiatives that address poverty reduction and promote social belonging.
- Planning for and responding to the ever-changing needs of an aging population, homelessness and retaining young people in the community.
- Actively pursuing joint opportunities with community partners that contribute to the



well-being of the Lambton Community.

### **CONCLUSION**

The COCHI and OPHI Investment Plan for the 2023-24 and 2024-25 planning allocation will address a variety of program components and a number of recommendations outlined in the County of Lambton Housing and Homelessness Plan - 2014 - 2023.

The Canada-Ontario Housing Benefit program provides a portable housing benefit directly to households experiencing or at risk of homelessness in the County of Lambton service area. This housing benefit assists toward the long-term goals of the County's Housing and Homelessness Plan.

### **RECOMMENDATIONS**

- a) **That the following Investment Plan for Year 5 and Year 6 of the Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative be submitted to the Ministry of Municipal Affairs and Housing:**

	COCHI Planned Financial Commitment	
	Year 5 (2023-24)	Year 6 (2024-25)
Capital Repairs	\$906,210	\$1,138,380
Rent Supplement	\$40,000	\$40,000
Administration	\$45,590	\$62,020
Allocation	\$911,800	\$1,240,400
	OPHI Planned Financial Commitment	
Homeownership	\$50,000	\$50,000
Ontario Renovates	\$284,300	\$261,120
Rental Assistance	\$325,000	\$325,000
Administration	\$34,700	\$33,480
Allocation	\$694,000	\$669,600

- b) **That staff be authorized to re-allocate program funds from time to time between the program components in response to local needs, and the updated Housing and Homelessness 5-Year Plan, so to ensure full utilization of annual allocations.**