



Report To:	Manitoulin-Sudbury District Services Board
From:	Connie Morphet, Director of Finance & Administration Patrick Wittmann, Supervisor of Infrastructure & Asset Management
Date:	May 23, 2018
Re:	GreenON - Issue Report

## Background

The GreenON program is a \$25 million province funded program to help Ontario Social Housing buildings with less than 100 units to invest in energy efficient retrofits. The program is administered by the Housing Services Corporation (HSC) in support of Ontario's Climate Change Action Plan.

## Overview of Funding

The buildings eligible for GreenON Social Housing Program funding within the service area have a high need for energy retrofit funding. There are many factors affecting the need for grant retrofit funding, but these three are the most obvious:

- The age of the building stock is such that energy efficiency was not a high priority during design and construction. The harsher winters have a greater impact on infrastructure, resulting in reduced longevity of infrastructure.
- The recent energy retrofit programs such as SHAIP, SHARP, etc. despite being intended for social housing buildings, left these properties ineligible.
- There are substantially more heating degree days in Northern Ontario, resulting in higher utility utilization and thus costs.

The building conditions are considered good, but the building elements are a priority for repair or replacement as they have reached the end of their useful life and are considered inefficient. This work is necessary to maintain tenant's quality of life and to prevent the building from becoming structurally or functionally unserviceable

## GreenON Update

Interest in the \$25M program far surpassed expectations, and HSC received 41 submissions from Service System Managers across the province representing over \$210M in funding requests. Submissions were evaluated by an independent panel of representatives from the Ontario Ministry of Housing, Manitoba Housing, and the Green Ontario Fund.

The panel determined that all Service System Manager applicants would be given the opportunity to undertake at least one project in their region that contributes to the goal of reducing greenhouse gas emissions. To ensure fairness in funding allocations, a model was developed that allocated a percentage of program funding weighted within four grouping. Service Managers were then assigned to a specific grouping based on the ranking of their scored submission, and allocations were calculated based on the weighting.

In a [letter](#) from Housing Services Corporation, the DSB was been awarded a funding allocation of \$100,956.

The [Issue Report](#) approved by the Board in March 2018 included a funding request of \$3,528,561 from the GreenON program.

The DSB did submit all 19 projects for consideration to the GreenON Program however the top 5 projects that reduce the most Greenhouse Gases will be prioritized to maximize the DSB chances of receiving an allocation:

Building	Date Built and # of Units	Project	Greenhouse Gas reduction	Estimated Cost
Cedar Grove Chapleau	1978 (23 units)	Replace Roof	94,502	<b>\$1,515,242</b>
Rainbow Apts. Espanola	1974 (29 units)	Pre-Fab Exterior	54,994	<b>\$375,000</b>
C.A. MacMillian Webbwood	1981 (24 units)	Electric Heaters	51,386	<b>\$122,774</b>
Meadowview Mindemoya	1980 (24 units)	Electric Heaters	51,386	<b>\$122,774</b>
Villa Notre Dame St. Charles	1980 (23 Units)	Electric Heaters	49,245	<b>\$117,658</b>

Based on an approval of \$100,956, the DSB is not able to support any of the top five projects.

Staff were asked to review all 19 projects to determine the best way allocate these funds within the program guidelines while having the most impact on several buildings.

**Recommendations:**

Based on the limited allocation, there may be a shortfall between the requested amount and the allocated approval. Housing Providers will need to determine if they can contribute from their reserves or reduce the scope of the project where appropriate.

Based on the DSB staff's review of all 19 projects, they are recommending the Board support the 4 projects below which are all Non-Profit Housing providers.

<b>Housing Provider</b>	<b>Proposed Energy Efficiency Measures</b>	<b>Original Request</b>	<b>Approved Allocation</b>
Native People of Sudbury Development Corporation, Espanola	Convert to energy efficient electric heaters including all repair work. Convert to LED lighting	\$23,100	\$29,100
Gore Bay Non-Profit Housing - Windows	Replace windows	\$ 155,750	\$29,428
Little Current Place Non-Profit Housing	Upgrade Attic Insulation	\$13,000	\$13,000
Espanola Municipal Non-Profit Housing	Convert to energy efficient electric heaters including all repair work. Convert to LED lighting	\$90,000	\$29,428
<b>All projects include energy audits</b>			<b>\$100,956</b>

DSB staff recommend that the Board continue to communicate the significant cost and need for energy retrofits to their provincial counterparts.