



**City of Kenora  
Special Committee of the Whole Meeting**

**AGENDA**

**Monday, July 15, 2019  
City Hall Council Chambers  
9:30 a.m.**

**A. Call Meeting to Order**

**B. Public Information Notices  
N/A**

**C. Declaration of Pecuniary Interest & the General Nature Thereof**

Mayor Reynard asked if any Member of Council had any Declarations of Pecuniary Interest and the General Nature Thereof pertaining to any items as follows: -

- 1) On Today's Agenda**
- 2) From a Meeting at which a Member was not in Attendance**

**Subject**

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1. Kenora Non Profit Housing Board Composition Review
2. Member of Parliament, Bob Nault – Discussion on Kenora Priorities/Initiatives
3. Adjournment



## City Council Committee Report

**To: Mayor and Council**

**Fr: Karen Brown, CAO**

**Re: Kenora Municipal Non Profit Housing Corporation**

### **Recommendation:**

Whereas the Province has provided direction to municipalities to review services and business models to identify areas where improvements could be made; and

Whereas the City of Kenora is effectively in a housing crisis, with an estimated shortfall in housing of roughly 10% of the City's existing housing stock; and

Whereas Council has determined that they wish to review opportunities to expand housing within the community; and

Whereas Council may be ultimately responsible for the current and significant housing portfolio managed by the Kenora Municipal Non Profit Housing Corporation; and

Whereas the legislative landscape in which the Kenora Municipal Non Profit Housing Corporation operates has changed significantly since it was first established in 1983; and

Whereas Council has determined that opportunities for enabling change may exist within the Kenora Municipal Non Profit Housing Corporation; and

Whereas the current appointees to the Kenora Municipal Non Profit Housing Corporation were appointed for a term at the pleasure of Council;

Now therefore, let it be resolved

That Council hereby rescinds all current appointments to the Kenora Municipal Non Profit Housing Corporation Board effective immediately, with the exception of Councillor Andrew Poirier; and further

That the Members of Kenora City Council be hereby appointed as the Board Members to the Kenora Municipal Non Profit Housing Corporation, with a term at the pleasure of Council.

### **Background:**

Established in 1983, the Kenora Municipal Non Profit Housing Corporation (KMNPHC) provides affordable housing within the former limits of the Town of Kenora. It currently manages a portfolio of 206 living units in 61 separate buildings.

Under the letters patent for the KMNPHC, "no person shall be elected as a director unless this election has the prior approval of the municipality itself". The letters patent have been attached for Council reference (attachment #1). In the post-amalgamation era, and prior,

the former Town and now the City of Kenora has appointed the Board members of the KMNPHC. As a result, it should be understood that the City ultimately may have responsibility for this housing portfolio, including any related infrastructure deficit.

In the years since the KMNPHC was first created, there have been changes in the legislative landscape under which housing is provided and in relation to which level of government has direct oversight for the provision of social housing. The responsibility for direct provision of social housing was downloaded by the Province to municipalities back during the late 1990's to early 2000's. Today, the Kenora District Services Board (KDSB) acts in the role of the Service Manager. A letter has been provided by the KDSB providing some context to these changes, as well as outlining the responsibilities for the Service Manager and Social Housing Provider. This letter has been attached for Council's information (attachment #2).

Given the City's current housing shortage and Council's direction to explore opportunities to increase the current housing portfolio within the City, together with the ongoing need to continue to review areas under the City's purview for opportunities where efficiencies can be achieved, it is recommended that Kenora City Council take on the role of the KMNPHC Board for the purposes of performing a review. As part of this process, a determination should be made as to whether or not the current structure and management is in the best interests of the ongoing operations, or if another structure should be considered. This will further allow Council to ensure that the KMNPHC is operating in accordance with the responsibilities as set out in the attached letter and within the applicable legislation.

#### **Budget / Financial Implications:**

A review by Council will determine if there would be anticipated savings, and these savings could be used towards increasing housing reserves for existing facilities, together with an opportunity to create additional housing stock in Kenora. In addition, funding programs should be actively pursued to help increase dollars available for the purpose of creating additional housing in Kenora, in an effort to maximize potential housing builds.

#### **Communication Plan/Notice By-law Requirements:**

The Kenora Municipal Non Profit Housing Board Members will be advised as to Council's decision on this matter. The Board Members would be thanked for their service to date. The Board Chair for the Kenora Municipal Non Profit Housing Board will be advised that this matter is coming forward for discussion at this Monday's Special Committee of the Whole meeting, in order to ensure that the Board is made aware of the discussion.

#### **Strategic Plan or other Guiding Document:**

- Strategic Plan Priorities – Enable Affordable Housing and Reduce the Infrastructure Deficit – both components of Goal #2 – Strengthen our Foundations
- Corporate Actions:
  - 2-1 – The City will ensure that our municipal infrastructure assets are managed and maintained
  - 2-2 – The City will keep in the forefront that there is a significant infrastructure deficit, and current and future Councils will need to continue to work towards allocating sufficient resources to be able to adequately address this issue
  - 2-4 – The City will act as the catalyst for continuous improvements to the public realm
  - 2-5 – The City will encourage new housing partnerships

- 2-6 – The City will support the development of a diverse range of housing types with an emphasis on affordable options for families, seniors and individuals

**ERM Assessment:**

There is a potentially significant risk related to the housing portfolio and the potential infrastructure deficit related to that asset. The City does not have sufficient information to make this determination at this time. It is expected that this will be determined once a review has been performed.

There may or may not also be a significant but positive risk related to a review of these operations.