Working together to accelerate affordable housing!

**ACCELERATION**

Travaillons ensemble pour l'accélération du logement abordable! **2023**

Solutions

World Café

# Agenda

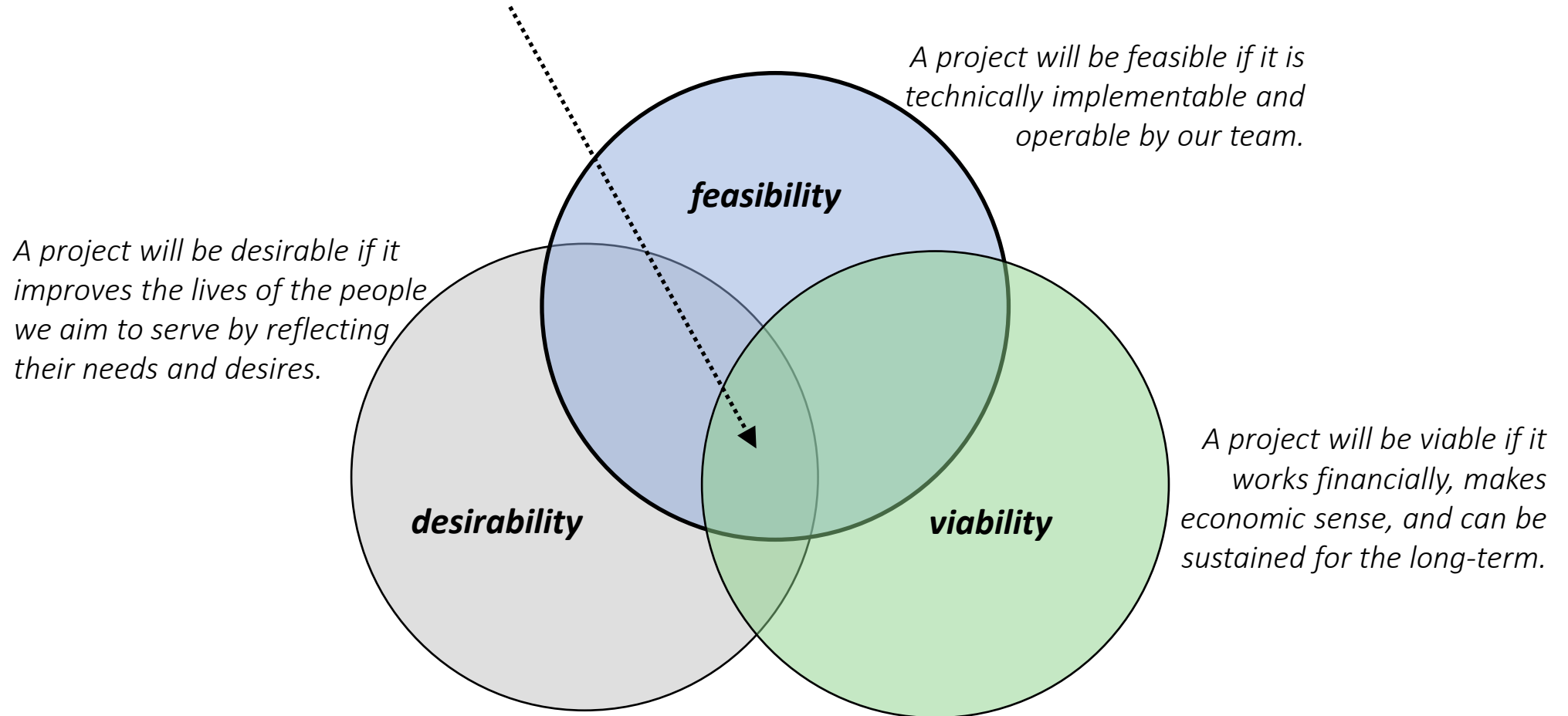| Time | Title | Facilitator |
|------|-------|-------------|
| 3:00 – 3:10 | Introduction | George Cormier |
| 3:10 – 3:30 | How can we accelerate development? | Mylene Vincent |
| 3:30 – 3:50 | How can we renew boards? | Leo Leblanc |
| 3:40 – 4:10 | How can we increase capacity? | Renee Hebert |
| 4:10 – 4:30 | How can we improve energy performance? | Peter Corbyn |
| 4:30 – 4:50 | How can we improve cost performance of the sector? | George Cormier |
| 4:50 – 5:00 | Wrap-up | George Cormier |

# How can we accelerate development?

# The phases of development

Dream → Feasibility → Development/Preconstruction → Construction → Operation → Reality
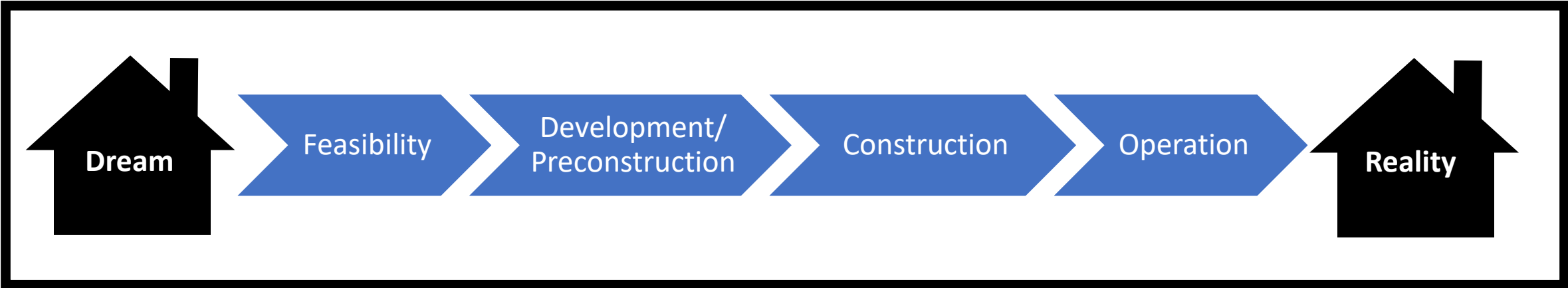
# We want to do it, but at what cost?

**A successful model must lie at the intersection of desirability, feasibility, and viability**

A project will be feasible if it is technically implementable and operable by our team.

A project will be desirable if it improves the lives of the people we aim to serve by reflecting their needs and desires.

A project will be viable if it works financially, makes economic sense, and can be sustained for the long-term.

**feasibility**

**desirability**

**viability**

# How can we help?

### *Sprinkle in a little creativity*

**info@hhnb-rlnb.ca**

**www.hhnb-rlnb.ca**

# How can we renew boards?

*The renewal effort to update and improve the leadership of Non-Profit Housing (NPH) organizations is the responsibility of directors and presidents.*

*They have the responsibility to lead their NPH into the future and inspire the people in their community to the potential of their organization.*

# Board renewal steps:

- Step 1 – Work on your visibility and image
  - List all achievements of the organization in the last 3 years.
  - List all contributions of directors and employees to the community.
  - Quantify the impact of your NPH (rents paid by members, salaries paid to staff, volunteer hours, number of jobs, surplus generated, donations to the community).
  - Have the president and GM speak to events in the community groups and explore joint community building projects.
  - Publish press releases or newsletters to the community about your NPH.
  - Fix any issues that are creating concern with tenant-members and the community.

# Board renewal steps:

- Step 2 – Start your recruitment
  - Establish a nominating committee.
  - Update your membership and waiting list records.
  - Study the present director profile and capabilities.
  - Establish the director criteria, competencies and diversity requirements.
  - Look for your next generation of directors.
  - Identify strong potential directors that live in the community.
  - Identify the community development needs and look for individuals that have a vision of how the NPH can best play its development role.
  - Look to increase and balance the NPH director representation.

# Board renewal steps: Continued

- Step 3 – Information meetings for perspective directors
  - Invite potential future directors that meet the criteria in step 2 to attend information meetings.
  - The President presents the NPH's original purpose, highlights milestones and its current status.
  - Outlines the big picture of housing in the region and the community and the possible development opportunities for the NPH.
  - Explain the role and responsibilities of the board and directors, outline the support and training provided and what happens at meetings.
  - Makes a call for leaders to join the Board of the NPH to help in the future development effort.
  - Explain the election process.

# Board renewal steps: Continued

- Step 4 – Prepare the AGM
  - Develop a interesting agenda for the AGM with speakers on important topics and guest from the sector
  - Present twice as many candidates as there are openings and introduce them to the members.
  - Have the nominating committee run the elections.
  - Invite candidates not elected to serve on committees.

- Step 5 – Reposition the role of the Board and harness resources for change
  - Conduct strategic planning and visioning.
  - Conduct annual board evaluation.
  - Identify the readiness for change of the NPH leaders.
  - Invite community members to exploratory meetings.
  - Identify projects and partnerships.
  - Enlist support from the housing association to assist in the  development process.

# Board renewal steps:

- Step 1 – Work on your visibility and image
- Step 2 – Start your recruitment
- Step 3 – Information meetings for perspective directors
- Step 4 – Prepare the AGM
- Step 5 – Reposition the role of the Board and harness resources for change

# How can we increase capacity?

››››› The Community Housing Transformation Centre (the Centre)

- Our Mission

- Building Capacity

- Resource Inventory
  https://centre.support/resources/

Community Housing
Transformation Centre
Centre de transformation
du logement communautaire

Services ⌄   Grants ⌄   Resources ⌄   News ⌄   About ⌄   Contact us

Home » Resources

# Resource Inventory

About     Submit a resource

Search by keywords     🔍

## Filter resources by

TYPE ⌄          ACCESS ⌄          PRIORITY ⌄          TOPIC ⌄          LOCATION ⌄          LANGUAGE ⌄

### Resources: Sustainable affordable housing

This curated resource list provides valuable information on pursuing affordable housing retrofits or new build projects. It includes different

### Five keys for sustainable social housing success

This webinar recording showcases five keys to achieving sustainable social housing success through the experience of Niagara Regional Housing (NRH). The

### Pre-energy audit document checklist

This list provides the necessary assistance to compile documentation on your buildings' condition before an energy audit. Having up-to-date

# How can we improve the energy performance of the sector?

saveenergy NB
Proudly delivered by **NB Power**

For Home    For Business    For Community    Education and Tips    Get Started

# More Comfort. More Savings.

🔍 How can we help?                                                    SEARCH

# Commercial Energy Savings Results

| Energy Efficiency Measure | Cost | Saving GJ | Cost Saving | GHG Saved T CO2e | Payback (NBP inc.) | Possible incentive | |
|---|---|---|---|---|---|---|---|
| Ductless heat pumps units | $4,110 | 5.0 | $202 | 0.4 | 20.4 | $714 | |
| Heat pumps common area | $386 | 0.2 | $14 | 0.0 | 28.3 | $96 | |
| LED interior | $371 | 0.5 | $18 | 0.0 | 20.7 | $66 | |
| LED exterior | $94 | 0.4 | $13 | 0.0 | 7.0 | $25 | |
| Exterior doors | $662 | 1.0 | $38 | 0.1 | 17.2 | $62 | |
| Hallway occupancy sensors | $78 | 0.2 | $7 | 0.0 | 10.6 | $19 | |
| Attic insulation | $591 | 1.4 | $53 | 0.1 | 11.2 | $41 | |
| Photovoltaic | $1,013 | 1.6 | $57 | 0.1 | 17.7 | $97 | |
| Lighting control | $135 | 0.3 | $10 | 0.0 | 13.3 | $17 | |
| ERV | $604 | 0.9 | $10 | 0.0 | 62.9 | $151 | |
| Total | $8,045 | 11.4 | $422 | 0.8 | 19.1 | $1,289 | |

# Energy Summary

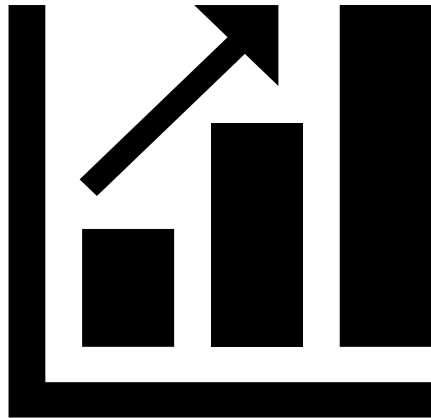| | | |
|---|---|---|
| 💵 | Total estimated annual energy cost | **$11,000,000** |
| 🐷 | Total estimated potential annual savings | **$2,900,000** |
| 🚗 | Total estimated potential GHG reduction | **4,900 MT CO$_{2e}$ > 1,000 cars** |
| 🏭 | Total sector area | **~ 6,000,000 SF** |

# How can we improve cost performance of the sector?

# Improving cost performance

- Can anybody in this room answer the following questions:

  What is the average Cost per Unit per Month (CUPM) or Cost per Unit per Year (CUPY) of the 6,500+ units operated by the sector?

  Does CUPM or CUPY change based on geography, building types, client types, operational scale, etc?

  How many projects are sustainable, how many projects are not sustainable and what can be done about it?

# Improving cost performance
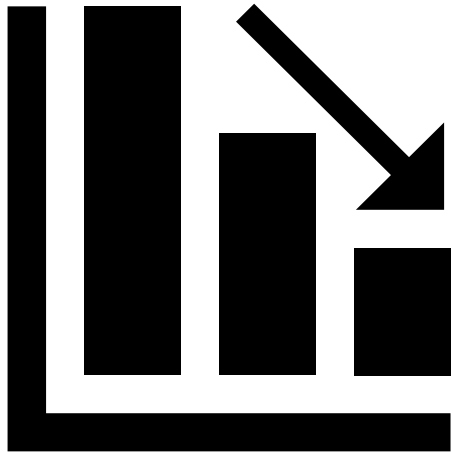
- The NBNPHA Member Information System was designed to capture annual financial data to be able to analyze costs over time and answer some of the following questions:

  What is happening to costs over time – continuous trend analysis
  Is this influenced by location, scale, unit type, client type?
  How much equity does the sector have?
  How many projects are viable and how many are not?
  Are there programs that could influence costs and viability?

- Answering these questions requires data and we have the system to aggregate that data that would provide answers and facilitate program planning with our members and partners to improve cost performance.