



June 2024

NBNPHA NEWSLETTER

www.nbnnonprohousing.ca



FOUNDATION FOR GROWTH 2024 ANNUAL CONFERENCE

More than 200 people participated in our annual conference from May 23rd to May 25th at the Delta Beausejour Hotel in Moncton. Some conference highlights included:

- Hon. Jill Green, Minister responsible for Housing NB, announced the creation of a joint working group between Housing NB and NBNPHA.
- Eight workshops including Tenant and Landlord Relations Office, development readiness, NB Power programs, and CMHC funding.
- Presentation of NBNPHA annual awards to Kit Hickey, Robert Tinker, and Marie Anne Hachey.
- Development project funding sources.

This newsletter expands on each of the highlights (and more), read on...

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EXECUTIVE DIRECTOR MESSAGE



The 2024 annual conference is now behind us; the ideas and suggestions shared by members will now direct our work towards building a foundation for growth for non-profit and co-op housing in New Brunswick.

First, I would like to thank the 200+ conference attendees for their participation and invaluable feedback. I would also like to share a special thank you to our volunteers and staff for their incredible work before and during the conference; Teri McMackin, Diane Savoie, Amanda Martin, Eric Tusz-King, and Sumit Kumar.

There are several housing challenges and opportunities that lie ahead for our members, including recruiting new board members, continuing to improve collaboration with the Tenant and Landlord Relations Office, and building processes and skill sets to add a few thousands non-profit and co-op units in the province.

Over the next few months, NBNPHA will be visiting most of our members to learn more about where we are with respect to governance, property management, financial management, tenant and community relations, building conditions, energy efficiency, succession and sustainability plan. Once the data is clear, we will then work with members and Housing NB to develop initiatives to help strengthen our sector.

I have focused on continuous improvement my entire career and will continue to do so, both through the scope of work summarized above, as well as the annual conference.

Several conference attendees let me that they were pleased with the conference, but we can always do better. Some feedback included increasing the number of French speakers, appropriate rooms for regional meetings, and longer workshop and presentation sessions.

We will address feedback and implement improvements for the 2025 annual conference in Fredericton. For example, we have confirmed that regional meetings next year will have their own appropriate size rooms and number of seats (apologies to Saint John Region 😊).

NBNPHA members can play a substantial role in addressing the affordable housing crisis in New Brunswick. Advocating together, learning together, and implementing improvements together will help us get there.

Thank you!

A handwritten signature in cursive script that reads "Peter".

Peter Corbyn, P.Eng.

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2024 AWARD RECIPIENTS



Congratulations to the three NBNPHA annual award recipients! The recipient of the Innovation Award for 2024 is **Rober Tinker**.

Robert is the Coordinator for Charlotte County Housing Council (CCHC). CCHC owns and operates 33 mostly low-income non-profit units in St. George, Saint Andrews, and St. Stephen.

Robert is committed to helping improve the quality of life and life skills of CCHC tenants. He recently received funding via Working NB and partnered with NBCC and St. Stephen's University to provide an eight-week life skills and employability training course for eight tenants.

The recipient of the Gary Glauser Leadership Award this year is **Kit Hickey**, Executive Director of Housing Alternatives, for her leadership and long-standing guidance in the community housing sector.

As most of you know, Kit Hickey has for many years been a leader in every respect in the non-profit and co-op housing community in New Brunswick. Not only has the province benefitted from her leadership and work in general but also her skills and talents have influenced housing initiatives Canada-wide.



This year's Alex Arseneau Volunteer of the year is **Marie Anne Hachey**.

Marie Anne co-founded Chatham Non-Profit Housing 37 years ago and recently retired as their President. She is very passionate about ensuring the continuity of their vision to provide affordable housing in Miramichi, and especially seeing young families grow up in safe and vibrant neighbourhoods.

Please visit our website to learn more about our annual awards and nomination process.

DEVELOPMENT PROJECTS

NBNPHA members, other organizations, and individuals shared updates at the annual conference on their recently constructed or work in progress community-based projects. Some images of these projects include:



Photo 1: Built by Rising Tide. This eight-unit on Mountain Road in Moncton includes two barrier-free units, two bachelors, and four one-bedroom units.

Photo 2: A duplex built by Habitat for Humanity in Fredericton.

Photo 3: A 20-unit built by Belleterre Partners in Miramichi.

Photo 4: Maitland Street Co-op in Halifax, Nova Scotia.

Photo 5: A ‘granny suite’ accessory dwelling unit (ADU) built by Teri McMackin and her partner for her mother, located in Petitcodiac.

More information on these projects can be accessed online at www.nbnnonprofithousing.ca/conference.

PROJECT FUNDING SOURCES

The 2024 annual conference included a survey, asking participants several questions about their boards, operations, and vision for their future. One key question and response was:

Would you like your organization to add new units? 83% said yes!

As we all know, getting new units built can be a challenge, but can be accomplished if the right conditions, skill sets, and financial support are in place. The following funding and support partners presented at the annual conference:



The Centre provides grants, tools, and services to support community housing stakeholders, including non-profit housing organizations, housing co-ops, in their efforts to enact social change, and bolster growth and efficiency. <https://centre.support>



The **Housing Hub** is a non-profit organization that is based in New Brunswick that focuses on developing housing in rural communities throughout the province. The Housing Hub works with non-profit housing organizations, municipalities, employers, and post-secondary education institutions. <https://hhnb-rlnb.ca>



Housing NB provides financial support for affordable housing developers, including the Affordable Housing Rental Program (ARHP), and Rental Residential Rehabilitation Assistance Program (RRAP). www2.gnb.ca/content/gnb/en/corporate/promo/housing.html



The **KSI BuildNB** program provides quick and nimble capital for creating, acquiring, or otherwise introducing/preserving affordable housing in New Brunswick. KSI can help with acquisitions, pre-development financing, and drawdown loans for bridge financing during construction. The purpose of BuildNB is to remove capital barriers to building affordable housing in NB. www.kaleidoscopeimpact.com



NB Power has provided exceptional support for NBNPHA members over the last couple of years, offering energy audits and financial incentives for energy upgrades and new construction. www.saveenergynb.ca



CMHC continues to provide financial support and preferable financing terms for non-profit and co-op housing projects in New Brunswick and across the country. www.cmhc-schl.gc.ca

Feel free to contact Peter at peter@nbnpha-alsblnb.ca or (506) 461-8578 for assistance on connecting with these organizations. We are currently working on a development training program to be rolled out this fall for members throughout the province.

SECTOR SUSTAINABILITY PROJECT

The Housing NB Housing for All strategy released last summer included supporting the NBNPHA in building succession and sustainability plans for our members.

The plan was developed over the last few months and was shared at the most recent regional meetings and the conference. NBNPHA is currently recruiting two new team members to work with non-profit and co-op housing providers around the province to start this initiative this summer.

We will be asking members to complete a series of questions focused on:

- Governance
- Property management
- Financial management
- Tenant and community relations
- Building conditions
- Energy efficiency
- Succession and sustainability plan

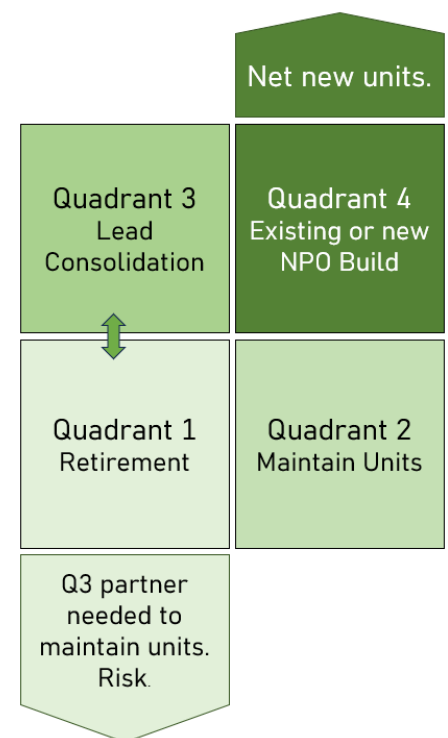
The information we gather over the next few months will help establish a plan to help the non-profit and co-op housing sector thrive and grow in the province over the coming years. Future actions could include providing more training for boards and staff, outreach to attract more people to the sector, and helping boards who want to retire to do so.

The image to the right was shared at the recent regional meetings and conference to help members identify where they see themselves now and where they would like to be in the future.

Conference participants were asked which quadrant they believe there are in now and where they would like to be, the responses:

- What quadrant do you believe your organization is in?
 - 1 - ready to retire; 12%
 - 2 - we are good maintaining our housing: 42%
 - 3 - we believe we can absorb new units: 15%
 - 4 - we are ready to build new units: 29%
- What quadrant would you like your organization to be in?
 - 1 - ready to retire: 5%
 - 2 - we are good maintaining our housing: 15%
 - 3 - we believe we can absorb new units: 13%
 - **4 - we would like to build new units: 64%**

These results tell us we have a lot of work to do, and this study will help us design the best possible programs to help members develop and grow.



WELCOME NEW BOARD MEMBERS

The NBNPHA welcomed two new board members at our Annual General Meeting on May 24 in Moncton: Murielle Saulnier from Tracadie-Sheila, representing the Chaleur Acadian Peninsula Region, and Chris Boudreau, representing the Saint John Region.



Murielle Saulnier is the Chair of the Board of the Association of Manoir Bellefeuille Inc. in Tracadie-Sheila. Murielle was an elementary school teacher for 33 years as well as various positions in the education field within the Department of Education and Université de Moncton.

Murielle is a committed volunteer. She has participated on several boards and organizations including the Acadia Peninsula Planning Commission, School District 9, Health Authority. We look forward to Murielle sharing her experience and expertise with the NBNPHA Board.



Chris Boudreau is the President of the Board of Directors of Abbey St. Andrew in Saint John. Professionally, Chris has been in the Information Technology sector for more than 30 years, including several senior management positions and as an entrepreneur, and is currently the Chief Revenue Officer with iSpire in Saint John.

Chris' voluntary experience focuses on community development and improvement, including being a past board member of the Saint John Heritage Board and former Board Chair and Past President of Uptown Saint John Inc. We look forward to Chris sharing his experience and expertise with the NBNPHA board.

2023-2024 Board and guests, left to right:



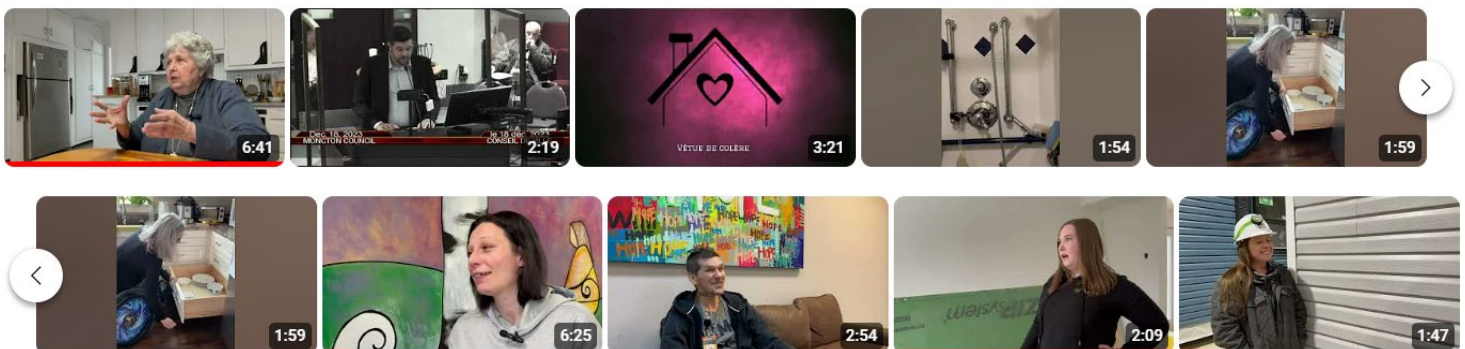
Bernie Larocque, outgoing, Chaleur Acadian Peninsula Region
Rejean Bonenfant, Madawaska-Victoria Region
Diane Tremblay, Restigouche Region, Secretary
Roland Noel, Chaleur Acadian Peninsula Region, President
Peter Corbyn, Executive Director
Hon. Jill Green, Minister responsible for Housing NB
Mat Rouleau, Saint John Region, Treasurer
Alphonse Turbide, Miramichi Region
Guy Gravelle, Fredericton Region
Leonard Arsenaault, Moncton Region
Francois Boutot, President, Housing NB
Absent: Allison Ferris, Saint John Region, Vice-President

LET'S SOLVE THE HOUSING CRISIS

A key challenge in the non-profit and co-op housing sector is attracting more people to get engaged at all levels, from joining boards to helping access capital for new units.

With that said, Peter Corbyn launched a presentation on April 9 at the Playhouse in Fredericton in collaboration with the Canadian Housing and Renewal Association annual National Congress (<https://chra-achru.ca/congress2024>). About 350 people attended the presentation that spanned the history of housing in Canada since WW II, social isolation to social capital, YIMBYISM, community housing, accessibility, energy efficiency and a call to action.

The call to action resulted in the audience pledging more than 600 actions, including learning more about joining non-profit housing boards, donating property to land trusts, and donating to Habitat for Humanity.



The presentation included several interviews with individuals who have contributed to, and/or have been positively impacted by housing. The videos are at www.youtube.com/@HOUSINGACTIONCANADA.

Our intent is to make this presentation available throughout the province by either Peter, or for others to do it as well. We can work with municipalities, members, and other groups to attract audiences. Feel free to contact Peter Corbyn to learn more.

2025 ANNUAL CONFERENCE

The 2025 NBNPHA Annual Conference is scheduled for May 29th to 31st at the Delta Hotel in Fredericton. We will apply feedback from 2024 conference attendees to work towards improving all aspects of the event!

ACTION ITEMS

We continually work towards improving our mailing list to ensure the appropriate individuals and organizations receive both a printed copy and e-version of this newsletter and monthly bulletin in French and English. Please contact peter@nbnpha-alsblnb.ca to let us know if you would like to add or remove colleagues from this mailing. We will also follow up on this list during the survey this year.

MESSAGE FROM NB POWER

Thinking about energy efficiency retrofits? Non-profit housing organizations in New Brunswick are invited to consider the special offer of larger incentives of up to 50% through the Business Rebate Program. Reach out to Michelle Arbeau at NPH-LSBL@nbpower.com or (506) 343-7381 for details.

A few more photographs from the 2024 Annual Conference in Moncton:

