

FOUNDATION FOR GROWTH 2024 SUSTAINABILITY PROJECT

Providing affordable housing for New Brunswick citizens in need is becoming more challenging day by day. The Housing NB waitlist exceeds 11,000 households, and our members collectively have a few more thousand people waiting for affordable housing.

NBNPHA members will play an important role in providing more affordable housing over the next few years. That said, we need know what our collective capacity is to maintain and grow the number of affordable housing units in the province. The sustainability project highlighted in this newsletter is the starting point to help us on that journey.

IN THIS EDITION

1. Sustainability and Succession Planning
2. Executive Director Message
3. Welcome Amanda and Patrick
4. Sustainability Project Overview
5. Sustainability Project Details
6. Provincial Election Advocacy
7. Key Dates and Activities
8. NB Power Program

EXECUTIVE DIRECTOR MESSAGE



I hope you enjoyed some relaxation and recreation during the summer.

As shared on Page 1, during our regional meetings in the spring, and annual conference in May, we will be visiting members around the province this fall and early 2025 to complete surveys to help us develop succession and sustainability plans for your organization and for the sector.

Over the next few months, NBNPHA staff will visit 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 am pleased to announce that NBNPHA recently hired two Member Services Managers to manage this this initiative and future projects: Amanda Greene and Patrick MacNaughton. Amanda will lead in the south and Patrick in the north. The next page provides more details on both. We are excited to have Amanda and Patrick on board and we look forward to them meeting with you in the coming months!

The provincial election is upcoming this October. NBNPHA has enjoyed a strong working relationship with Housing NB, and we look forward to strengthening the relationship, and with other government departments in the future. That said, this is a good opportunity to share what we need to thrive with all provincial political parties.

We are working with the Co-operative Housing Federation of Canada (CHF) to advocate for the creation of a NB-based Housing Acquisition Fund, accelerate new residential construction with an HST rebate, and financially support doubling the number of non-profit and co-op homes in the province. More details on these issues are on Page 6 of this newsletter.

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.

(506) 451-8578

peter@nbnpha-alsblnb.ca

WELCOME AMANDA AND PATRICK

We are pleased to announce that two new staff have joined the NBNPHA as of August 19, 2024: Amanda Greene and Patrick MacNaughton. Amanda is the Member Services Manager for the Saint John, Fredericton, and Moncton regions and Patrick is the Member Services Manager for Victoria-Madawaska, Restigouche, Chaleur Acadian Peninsula, and Miramichi.



Amanda's professional experience includes being the Marketing and Communications Specialist at the Beaverbrook Art Gallery, Program Evaluator with the New Brunswick Institute for Research, Data and Training, and Property Researcher with the Department of Transportation and Infrastructure.

Amanda lives in Fredericton and holds a Bachelor of Arts degree in History and French, a Bachelor of Education, and a Master of Arts in History, all from the University of New Brunswick. She was a board member with Interpretation Canada from 2017 to 2022.

Amanda was a competitive swimmer in university and enjoys coaching adult swimming in her spare time.



Patrick's professional experience includes a Victim Services Coordinator with the Government of New Brunswick, Human Services Coordinator with Vitalité Health Network at the Restigouche Hospital Centre, and Case Manager with Veterans Affairs Canada.

Patrick lives in Restigouche region. He graduated from St. Francis Xavier University with a Bachelor of Arts double major in Psychology and Sociology.

Patrick enjoys being active. He plays basketball, weightlifts, and hikes on his spare time.

Amanda and Patrick are both bilingual and look forward to visiting members around the province over the next few months to complete the sustainability project work, then contributing to helping build a foundation for growth for our members in the coming months and years.

SECTOR SUSTAINABILITY PROJECT OVERVIEW

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 regional meetings in the spring and at the conference in May. 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

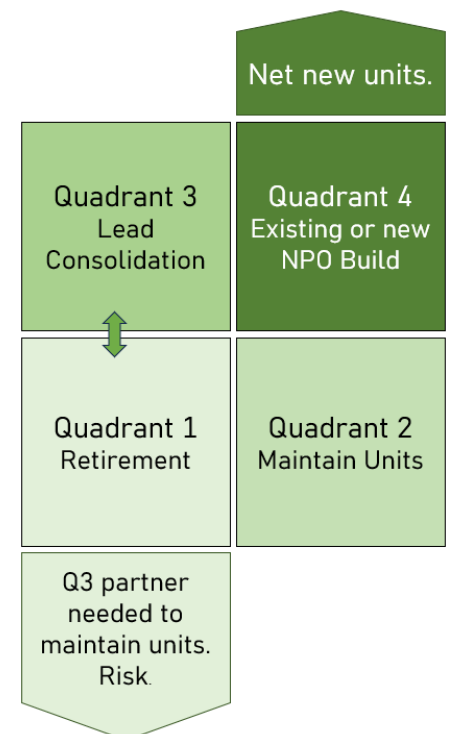
The information we gather over the next few months will help establish a plan to help the non-profit and co-op housing sector thrive and grow in the province over the coming years. Future actions could include providing more training for boards and staff, outreach to attract more people to the sector,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

The image to the right was shared at the regional meetings in April and May and at the 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.



SECTOR SUSTAINABILITY PROJECT DETAILS

NBNPHA sustainability project information:

Why	<p>Non-profit and co-op housing organizations provides affordable housing for tens of thousands of New Brunswick citizens, and the list grows every day. Virtually all our members have long waitlists, not including the NB Housing waitlist of over 11,000 households.</p> <ul style="list-style-type: none"> • 83% of members surveyed at the annual conference stated that they would like to add new units. • According to a recent study completed by Deloitte for the Canadian Housing and Renewal Association, New Brunswick needs to double the number of non-profit and co-op housing units by 2030. • 40% of NBNPHA member board members want to retire from their boards within the next three years.
Who	Amanda Greene will lead the surveys in the south regions and Patrick MacNaughton will lead the surveys in the north regions. Peter will participate in the first 10 or 12 surveys.
How	<p>We will schedule a two-hour meeting with at least one board member from your organization (more would be better). During the two-hour meeting, you will be asked questions regarding:</p> <ul style="list-style-type: none"> • Governance • Property management • Financial management • Tenant and community relations • Building conditions • Energy efficiency • Succession and sustainability plan <p>Prior to scheduling a meeting, you will be sent information to help make the process efficient. It is likely that all questions will not be answered during the two-hour meeting, so you may be asked to provide further information afterwards.</p>
When	Amanda and Patrick will be meeting with members from now until December.
Where	We will travel to your property, and or location nearby.
Contact	<p>Madawaska-Victoria, Restigouche, Chaleur Acadian Peninsula and Miramichi regions: patrick@nbnpha-alsblnb.ca or call 418-320-9328.</p> <p>Saint John, Fredericton, and Moncton regions: amanda@nbnpha-alsblnb.ca or call 506-227-7101.</p>

PROVINCIAL ELECTION ADVOCACY

NBNHPA and Co-op Housing Federation of Canada agree that funding from all levels of government needs to increase to provide appropriate and affordable housing for tens of thousands of New Brunswick citizens. As such, we are advocating for three primary changes from the next provincial government to help us achieve this goal – creating a community housing acquisition fund, accelerating new construction with an HST rebate, and doubling the number of non-profit and co-op homes with continued funds for pre-development and development.

Community Housing Fund

Research data from across Canada estimates that for every affordable unit built, between four and fifteen are lost. We recommend the creation of a housing acquisition fund to assist community housing providers purchase appropriate properties to save and grow the number affordable housing units in the province. A home-grown solution will allow New Brunswick to leverage the federal Rental Protection Fund, to protect existing tenants from rent increases and preserve affordable homes.

Earlier this year, the federal government announced a \$1.5 billion Canada Rental Protection Fund to provide \$1 billion in loans and \$470 million in contributions to non-profit organizations and other partners so they can acquire units and preserve rent prices in the long term. Co-led and co-funded by the federal government and other partners, the Fund will mobilize investments and financing from the charitable sector and the private sector to protect and grow affordable housing in Canada.

These loans will help preserve more rental homes and make sure they're affordable – and they will protect the most vulnerable renters. That means if an affordable rental building goes up for sale, instead of that apartment being sold to a speculator or profiteer, it can go to non-profit organizations, community housing providers, and the middle class. Source: [Protecting and expanding affordable housing | Prime Minister of Canada \(pm.gc.ca\)](#).

Accelerate New Construction with an HST Rebate

The provincial government needs to eliminate the 10% provincial portion of HST on new residential construction. This 10% cost is the difference between some developments starting or not, and either way – the cost is passed on to residents. Other provinces have acted on this opportunity to help add much needed housing units. PEI and Nova Scotia both committed to a HST rebate program in 2023; this has led to increased housing starts for our Maritime neighbours.

Doubling the Number of Non-profit and Co-op Homes

Non-profit and co-operative homes are responding to the housing needs of New Brunswickers, but they need resources to enable affordability and grow sustainably. Stable, consistent funding for pre-development and development activities is critical to build the pipeline of non-profit, social, and co-op housing. Dedicated funding programs make the affordability of projects feasible; it can also be valuable to unlock federal dollars such as the new Co-operative Housing Development Program and other national funds.

According to a Deloitte economic study, New Brunswick's community housing stock needs 7,430 additional units by 2030. Considering the opportunity cost of building community housing units, the additional units of community housing would contribute between \$0.6 to \$1.3 billion to New Brunswick's GDP by 2030.

ACTION ITEMS

ADVOCACY

If you can talk with provincial candidates this fall, ask what their plan is to address the housing crisis in New Brunswick. Let them know that we need:

- A New Brunswick focused **community housing fund** to protect existing tenants from rent increases and preserve affordable homes.
- To accelerate affordable housing starts through **eliminating the 10% provincial portion of the HST** on new residential construction.
- Provide further funding to **support doubling the number of non-profit and co-op homes** in the province.

SUSTAINABILITY AND SUCCESSION PLANNING PROJECT

Please contact us to schedule your two-hour meeting as soon as possible so we can start planning the surveys as soon as possible.

REGIONAL MEETINGS

NBNPHA will be hosting regional meetings around the province this September and October. We will provide the times, dates, and locations for the meetings in the next few days.

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.

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!



WANT TO SAVE ENERGY IN YOUR NON-PROFIT HOUSING BUILDINGS?

Calling all New Brunswick Non-Profit Housing Organizations! Right now, SaveEnergyNB is offering a limited-time increased rebate for energy-efficiency upgrades in non-profit multi-unit residential buildings. *

GET 50% BACK on Eligible Pre-Approved Energy-Efficiency Upgrades!

Get up to half of your investment back on eligible upgrades like water heating, LED lighting and controls, HVAC equipment, and more.

Applying is easy: click here, fill out a short form, and we'll walk you through the process.

Boost your buildings' energy efficiency, cut down on costs, and show your love for the environment.

We're here to help. Get in touch with our team today!

VOUS VOULEZ ÉCONOMISER DE L'ÉNERGIE DANS VOS IMMEUBLES DE LOGEMENT SANS BUT LUCRATIF ?

Appel à toutes les organisations de logement sans but lucratif de Nouveau-Brunswick! En ce moment, ÉcoÉnergieNB offre une remise accrue pour les mises à niveau de l'efficacité énergétique dans les immeubles résidentiels à logements multiples sans but lucratif, et ce, pour un temps limité. *

Récupérez 50 % sur les améliorations éconergétiques admissibles préapprouvées !

Récupérez jusqu'à la moitié de votre investissement sur les mises à niveau admissibles comme le chauffage de l'eau, les systèmes et commandes d'éclairage à DEL, l'équipement CVC, et plus encore.

Pour participer, rien de plus simple : cliquez ici, remplissez un court formulaire, et nous vous guiderons le long de la procédure.

Améliorez l'efficacité énergétique de vos bâtiments, réduisez vos coûts énergétiques et montrez votre passion pour l'environnement.

Nous sommes là pour vous aider. Communiquez avec notre équipe dès aujourd'hui!

SaveEnergyNB.ca/NFP

EcoEnergieNB.ca/LSBL



Proudly delivered by **NB Power**
Fièrement offert par **Énergie NB**



*This offer is supported by the Province of New Brunswick Climate Change Fund. For complete details and to apply, contact a member of our team.

*Cette offre est soutenue par le Fonds pour les changements climatiques de la province du Nouveau-Brunswick. Communiquez avec un membre de notre équipe pour postuler et avoir plus de détails.