



December 2024

# NBNPHA NEWSLETTER

[www.nbnpha-alsblnb.org](http://www.nbnpha-alsblnb.org)



## HAPPY HOLIDAYS FROM THE NBNPHA BOARD AND STAFF!

This is a great time of the year to reflect on 2024 and plan for 2025.

The need for non-profit and co-op housing in New Brunswick has never been greater. More than 12,000 households need affordable housing in New Brunswick. NBNPHA is focused on helping members continue to provide affordable housing, and we also need to help members who want to build new units for those in need.

*Unfortunately, those who typically receive a hard copy of this newsletter will not receive it this December due to the Canada Post strike. Please forward this link to colleagues who may receive this newsletter by mail.*

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## EXECUTIVE DIRECTOR MESSAGE



Fall 2024 has been busy!

Amanda and Patrick have had the opportunity to meet several members through surveys and regional meetings since starting with NBNPHA in August.

As discussed in regional meetings last spring and this fall, and the annual conference in May, NBNPHA is meeting with members this fall and into next winter to learn more about our challenges, and opportunities to help members thrive and grow.

Amanda and Patrick have met with more than 30 members in the last few weeks to complete surveys 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. Please contact us today to schedule your survey.

The new provincial government was sworn in on November 2<sup>nd</sup>. We are encouraged that their platform aligns with key points that NBNPHA advocated for earlier this fall. The mandate letter for the new minister responsible for Housing NB, David Hickey, includes increasing funding for non-profit housing, removing the PST from new construction and introducing a 3% rent cap. More details are highlighted on page 6 of this newsletter.

I believe the most important activity NBNPHA can do is meet with our members in your regions. I am pleased that since starting as the Executive Director in August 2023, we have completed three rounds of regional meetings: 21 in total (so far)! I am also pleased to introduce new interpretation software at the regional meetings this fall to help bridge French and English in our meetings. This software has been well received and will be used at the 2025 Annual Conference to provide an improved interpretation experience for all attendees.

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.

**Happy Holidays and see you in 2025!**

Thank you!

A handwritten signature in dark ink that reads "Peter".

Peter Corbyn, P.Eng.

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## MESSAGES FROM AMANDA AND PATRICK



I can't believe it's already been three months with the New Brunswick Non-Profit Housing Association! Time really flies. I've enjoyed the last three months, and I am happy to be part of such a great team.

One of the best parts has been meeting so many of you – whether it's at regional meetings or through our sector wide survey. I look forward to hearing your thoughts and ideas, and it has been great to connect with everyone and learn about your very important work.

With the holiday season around the corner, I just want to wish you all a wonderful and relaxing holiday. Thanks again for making my first few months so enjoyable. I am really looking forward to continuing with the surveys in the new year.

[amanda@nbnpha-alsblnb.ca](mailto:amanda@nbnpha-alsblnb.ca)



I have been with the association for 3 months now and I have had the opportunity and privilege to meet with and speak with many of you at regional and survey meetings.

Although I have not yet met everyone and there are still many surveys to complete, one consistent trend I have noticed is the dedication of our members. Many members have devoted years if not decades to the non-profit housing sector as volunteers. Such commitment is a feat I have profound admiration and respect for.

Over the next few months, I will be reaching out to book surveys with your organizations. You may also contact me, and we can find a time and date that works. I look forward to hearing more of your experiences in the months to come!

Thank you for your collaboration and I wish you all a happy holiday season!

[patrick@nbnpha-alsblnb.ca](mailto:patrick@nbnpha-alsblnb.ca)

## SUSTAINABILITY PROJECT OVERVIEW

The Housing NB Housing for All strategy released in the summer of 2023 and it included supporting the NBNPHA in building succession and sustainability plans for our members.

The plan was developed in early 2023 and was shared at the regional meetings in the spring of 2023 and at the conference in May 2024, and the regional meetings this fall. We are 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

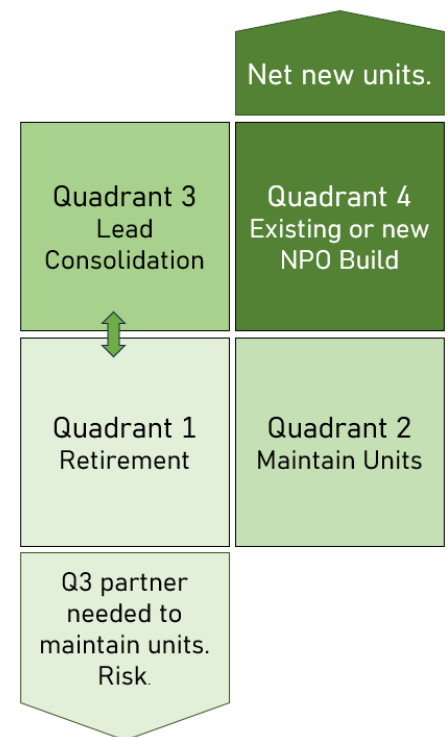
The information we gather over the next few months will help establish a plan to help the non-profit and co-op housing sector thrive and grow in the province over the coming years. Future actions could include providing more training for boards and staff, outreach to attract more people to the sector,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

The image to the right was shared at the regional meetings in April, May and this fall to help members identify where they see themselves now and where they would like to be in the future.

Conference participants in May 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 SURVEY 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 12,000 households.</p> <ul style="list-style-type: none"> <li>• 83% of members surveyed at the annual conference stated that they would like to add new units.</li> <li>• 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.</li> <li>• 40% of NBNPHA member board members want to retire from their boards within the next three years.</li> </ul>
Who	Amanda Greene will lead the surveys in the south regions and Patrick MacNaughton will lead the surveys in the north regions.
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"> <li>• Governance</li> <li>• Property management</li> <li>• Financial management</li> <li>• Tenant and community relations</li> <li>• Building conditions</li> <li>• Energy efficiency</li> <li>• Succession and sustainability plan</li> </ul> <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 March 2025.
Where	We will travel to your property, and or location nearby.
Contact	<p>Madawaska-Victoria, Restigouche, Chaleur Acadian Peninsula and Miramichi regions: <a href="mailto:patrick@nbnpha-alsblnb.ca">patrick@nbnpha-alsblnb.ca</a> or call 418-320-9328.</p> <p>Saint John, Fredericton, and Moncton regions: <a href="mailto:amanda@nbnpha-alsblnb.ca">amanda@nbnpha-alsblnb.ca</a> or call 506-227-7101.</p>

**More than 30 surveys to date. Please contact Amanda or Patrick today to schedule your survey.**

## WELCOME THE NEW GOVERNMENT

NBNPHA looks forward to working with the new provincial government to address affordable housing needs. We are encouraged that their housing focus aligns with the three key points we shared with the government and members in our September newsletter:

1. Creating a community housing fund.
2. Accelerating new construction with a PST rebate.
3. Increasing the number of non-profit and co-op homes in the province.

Our NBNPHA executive is meeting with Minister David Hickey before the Holiday break to discuss these points and a few other challenges we face, and opportunities to solve them. Minister Hickey's mandate letter is at [Honourable David Hickey](#), and includes these measurable outcomes:

### **Measurable Outcomes**

- **Increased Housing Starts:** By removing the PST, we expect to see an increase in housing starts much like our Maritime neighbours saw when they introduced the program.
- **Reduce the waitlist** for public housing.
- **Rent Stabilization:** The 3% cap will help bring the average rent increase down to a manageable level for tenants.

As the lead:

- Stop the degradation of public housing and invest in both the renovation and creation of new public housing.
- Working with communities, support the construction of 30,000 new homes by 2030.
- Model a Community Housing Retention and Expansion Pilot to fund housing in the non-profit and community sectors that support capacity building pre-construction costs, and acquisition
- Work with companies to increase investments in made-in New Brunswick solutions like modular and offsite housing.
- Work directly with municipalities and community groups already grounded in a housing-first approach and support their expansion.

## FALL REGIONAL MEETINGS

Meeting our members in their regions is a very important part of our mandate, and one that we as staff thoroughly enjoy. We have now completed 21 regional meetings since last fall; three in each of our seven regions in fall 2023, spring 2024, and this fall.

We are pleased to introduce resources from stakeholders such as Housing NB, as well as sharing updates on association progress and lively conversation about the challenges and opportunities that our members are experiencing. We are also pleased to see the number of members participating increase in each of our seven regions. Meeting notes are available at [Events / Événements | NBNPHA ALSBLNB](#).

Fredericton Regional Meeting, September 17, 2024



Moncton Regional Meeting, October 29, 2024



Chaleur and Peninsula Regional Meeting, October 30, 2024



Miramichi Regional Meeting, November 7, 2024



Restigouche Regional Meeting, November 13, 2024



Madawaska-Victoria Regional Meeting, November 13, 2024



Saint John Regional Meeting, November 15, 2024



# UPCOMING EVENTS

## JANUARY 14, 2025: NBNPHA FREDERICTON REGIONAL HOUSING FORUM

Building more affordable non-profit and co-op housing is necessary to help address the housing crisis.

We are inviting NBNPHA members from the Fredericton Region and stakeholders from other sectors including Regional Service Commissions, municipalities, government departments, chambers of commerce, construction companies, and building owners to participate in the Fredericton Regional Housing Forum on January 14, 2025, at the Grant-Havey Centre in Fredericton.

Forum attendees will share their backgrounds, network, participate in problem solving sessions to identify opportunities to accelerate building affordable housing, and share their commitments to be part of the solution.

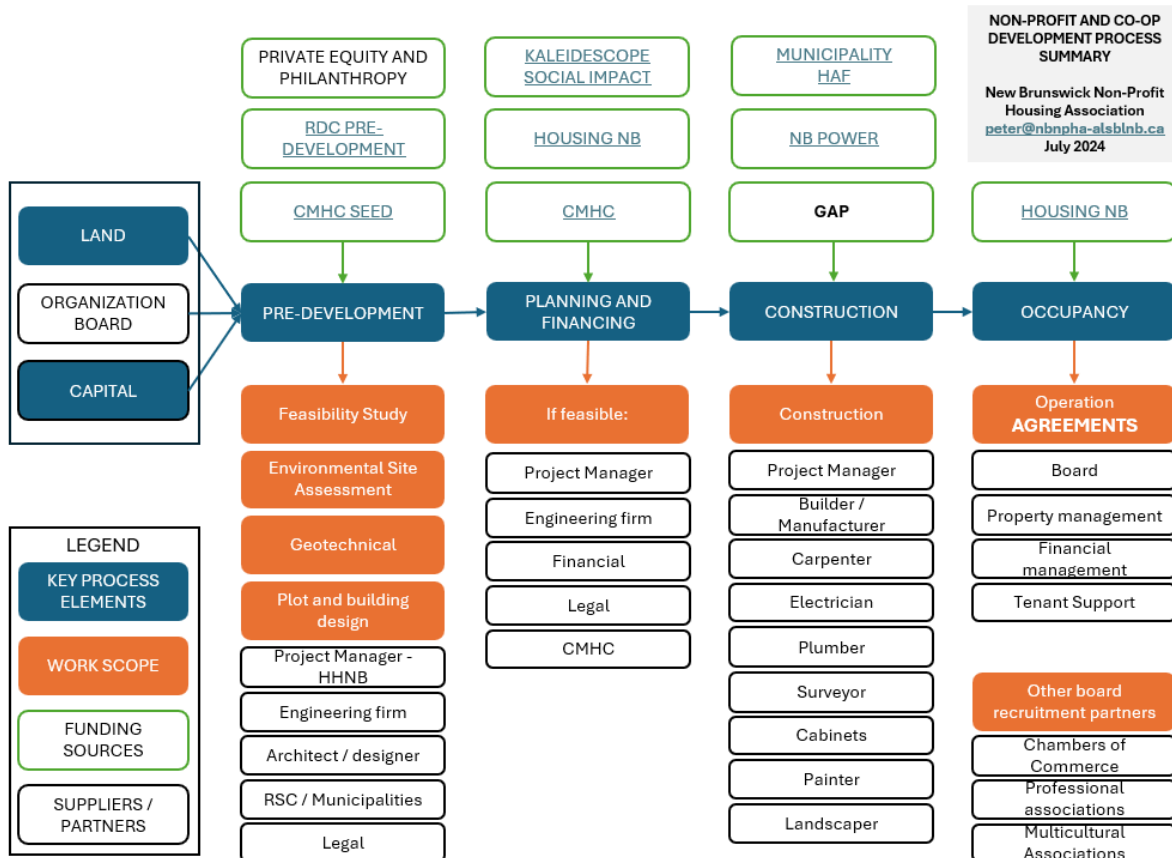
Event details:

Date / time: January 14, 2025, 9 am to 4 pm. We will reschedule to a later date in January in the event of a substantial weather event.

Location: Grant-Harvey Centre, Fredericton

Price: \$0

Register at: [Eventbrite link here.](#)



## HELP SHAPE THE FUTURE OF AFFORDABLE HOUSING IN ATLANTIC CANADA!

The Community Housing Transformation Centre (the Centre), in partnership with Davis Pier and in collaboration with the New Brunswick Non-Profit Housing Association (NBNPHA) and the Co-Operative Housing Federation of Canada (CHF Canada), invites you to participate in an important survey as part of the Atlantic Canadian Feasibility Study on Innovative Financing Models for Community Housing.

[Click here to complete the survey](#)

This groundbreaking study explores a variety of alternative financing solutions, including the Quebec's Plancher model, to address housing supply challenges in the region. By unlocking unused equity in community housing assets and identifying new funding and/or financing mechanisms, this initiative aims to support the growth and sustainability of affordable housing in Atlantic Canada.

Your input through the survey is vital to:

- Assess the sector's readiness to adopt innovative financing models.
- Evaluate market conditions for these solutions.
- Shape the feasibility assessment of models like the Plancher Fund.
- Identify pilot initiatives to test and implement new approaches.

The survey findings will directly inform strategies to enhance the capacity and resilience of the community housing sector in New Brunswick and Atlantic Canada.

Don't miss this chance to make your voice heard and participate in a game-changing initiative! Complete the survey now and contribute to solutions that will help increase the housing supply and sustainability in the region.

The survey will close on December 27, 2024.

For more information and questions, contact Dawn Campbell at [d.campbell@centre.support](mailto:d.campbell@centre.support).

Together, we can transform community housing in Atlantic Canada!



## An enhanced recycling system is coming to apartments and condos in New Brunswick.

Starting November 22, 2024, multi-family dwellings can [register](#) for free recycling collection services with Circular Materials.



### About New Brunswick's recycling program

New Brunswick is transitioning to an extended producer responsibility (EPR) model for packaging and paper products. This system shifts the financial and operational responsibility for recycling from Regional Service Commissions, entities, and First Nations to the producers who supply the products.

### Timeline for onboarding recycling services to buildings

#### Phase 1 - May 1, 2025

- Regions of Northwest, Restigouche, Fundy, Southwest, Capital, and Western Valley.
- **Registration deadline:** January 17, 2025.



#### Phase 2 - November 1, 2025

- Regions of Chaleur, Acadian Peninsula, Miramichi, Kent, Southeast, Kings, and those who missed phase 1 deadline.
- **Registration deadline:** May 30, 2025.

### Register your building:

[circularmaterials.ca/NBmultifam](https://circularmaterials.ca/NBmultifam)

### Questions?

[NBoperations@circularmaterials.ca](mailto:NBoperations@circularmaterials.ca)