



# NBNPHA Newsletter

[www.nbnonproflthousing.ca](http://www.nbnonproflthousing.ca)

*"We rise by lifting others" - Robert Ingersoll*

## Petitcodiac \$130,000 Garden Suite



Getting new homes built during this housing crisis sometimes needs creativity, ingenuity, and some great help!

Teri and Adam McMackin are a socially and environmentally conscious couple from Petitcodiac who recently built this 750 square foot granny pod on their property for Teri's mother.

Friends and community members helped build this home in five months after receiving the building permit and kit from the supplier, which is quick considering this was their first home building project. The home cost \$130,000 all in to build, including subcontracted plumbing, electrical, and roofing, plus some 'beer and pizza' labour. The kit was provided by [2 BY 4 LUMBER](#) in Gallagher Ridge (a few minutes from Moncton).

This model could be replicated in other communities to help meet some existing housing needs. However, some hurdles needed to be overcome, including zoning restrictions, physical limitations of the owners, limited skillsets, and uncertainty around what happens to the home decades from now. Teri and Adam's tenacity helped overcome the hurdles to make this work.

Whether as a granny pod on a family member's property, or as independent units on a larger property, they were able to build a beautiful home for less than \$200 per square foot – an impressive accomplishment in 2023!

Teri is more than happy to share their experience of building this home for her mother. She can be contacted at [terimcmackin@gmail.com](mailto:terimcmackin@gmail.com).



We thank Teri and Adam for sharing their story with us. We hope it will inspire others to help increase the housing supply around New Brunswick!



## Charlotte County Housing Council Renovation



Congratulations to Charlotte County Housing Council and their Coordinator, Robert Tinker, for completing a recent \$185,000 renovation of two units in St. Stephen. New tenants moved in on October 1st.



John Craig, Mayor of Eastern Charlotte, and Board member of Charlotte County Housing Council, Megan Tubbs, office volunteer, Robert Tinker, Charlotte County Housing Council, and Kathy Bockus, MLA for St. Croix, and Minister Responsible for Seniors.

Charlotte County Housing Council hosted an open house to celebrate the occasion. Guests included board member and mayor of Eastern Charlotte, John Craig, and Kathy Bockus, St. Croix MLA, and Minister Responsible for Seniors.

Robert would like to thank CMHC and Housing NB for their support. Congratulations!



## Message from Executive Director



I am pleased to share our first newsletter since starting as the New Brunswick Non-Profit Housing Association Executive Director in August.

Housing issues appear in the news almost every day, especially during the last two or three years. Non-profit housing organizations can play a valuable role in addressing these issues, both in the short term and long term. That said, we currently face challenges that need to be addressed.

I had the pleasure of meeting with more than 80 members at five regional meetings during October and will be participating in two more meetings in November. These meetings will now be scheduled every four months to help the association better serve our members address issues and opportunities such as the Tenant and Landlord Relations Office (former RTT), succession planning, cost savings, and growth.

Thanks to everyone who participated in the regional meetings so far, sharing your concerns and ideas provides immense value for NBNPHA members. I look forward to working with you to build a solid foundation for sustainable operations and future growth.

This newsletter shares some initiatives that our association, our members, and others are doing to advance affordable non-profit and co-op housing in New Brunswick. I encourage you to share this with fellow board members and staff and ask them to register to receive it directly at [www.nbnonprofithousing.ca/newsletter](http://www.nbnonprofithousing.ca/newsletter). This web page provides access to other actions you can do to learn more and/or participate in various events and initiatives.

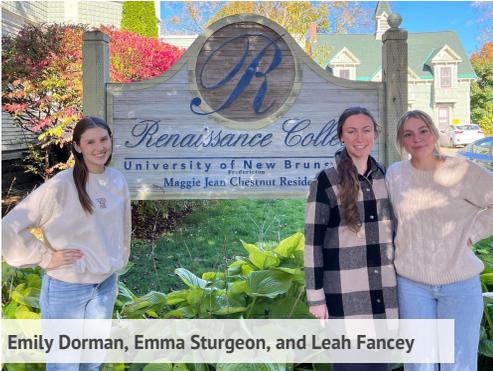
Feel free to contact me anytime to share concerns, comments, or ideas on how to improve and grow non-profit and co-op housing in New Brunswick. The province needs thousands of new affordable housing units, we can be a part of that solution by working together and with other stakeholders to make that happen. Contact me at 506.461.8578 or [peter@nbnpa-alsblnb.ca](mailto:peter@nbnpa-alsblnb.ca).

Thank you!

A handwritten signature in black ink that reads "Peter". The signature is written in a cursive, slightly slanted style.

Peter Corbyn, P.Eng.

## Sustainability and Succession Planning Research



Emily Dorman, Emma Sturgeon, and Leah Fancey

As has been well documented and discussed, the non-profit housing sector should play a vital role in growing the number of affordable units in the province over the coming decade. To do so, we need to work together to ensure that NBNPHA members have sustainability and succession plans in place for the next 10, 20, 30 years and beyond.

A key element in this process is to recruit new board members for many non-profit housing providers over the next few years. Learning more about our members' boards will help manage transitions over time.

NBNPHA is working with three senior students from [Renaissance College](#) at UNB between now and March to interview board members from around the province to learn more about what motivates you, how you see board transition happening, and what your vision is for the future of your organization.

The team consists of Emily Dorman from Edmundston, Emma Sturgeon from Miramichi, and Leah Fancey from Newfoundland and

Labrador (who plans to move to Moncton when she graduates). Emily, Emma, and Leah will be talking with about 15 board members during November to learn more so that we can start developing strategies and best methods for future board transitions.



### Action item 1

Please visit

[www.nbnnonprofithousing.ca/projects](http://www.nbnnonprofithousing.ca/projects) to let us know if you would like to participate in this research.

## Tenant and Landlord Relations Survey

Several NBNPHA members from around the province have shared their challenges managing Tenant and Landlord Relations Office cases during the last three months on calls and in regional meetings. We are working closely with the Chief Residential Tenancies Officer to improve processes and focus on helping non-profit housing organizations.

The association recently released a survey for members to share experiences. We are collating the survey results to share with the Chief Residential Tenancies Officer to analyze data that will help accelerate addressing challenges. To date, 19 members have provided information through the survey. We encourage more members to complete the survey so that we have more information with which to identify process improvements.



### Action item 2

If you have not completed the survey yet, please visit [www.nbnnonprofithousing.ca/](http://www.nbnnonprofithousing.ca/) to do so today. Thank you!

## Financial Data Project

 **Action item 3**



The housing crisis in New Brunswick is placing financial stress on many NBNPHA members, but can also provide opportunities, such as building new units.

NBNPHA is undertaking the FINANCIAL DATA PROJECT to help address capital and operating costs by collecting financial data from our members and reporting the aggregate data without identifying specific members. This data will help NBNPHA improve advocacy on your behalf, as well as identify our collective potential capacity to fund new projects.

This project was presented at the conference in May. Contact us to learn more about this initiative. We encourage all our members to actively participate by sending us the Non-Disclosure Agreement (NDA) at [www.nbnonprofithousing.ca/projects](http://www.nbnonprofithousing.ca/projects).

Thanks to members who have already submitted their financial data. We are engaging with Housing NB to help with the analysis. We will share preliminary results before Christmas.

## Present status

 **25**

Members submitted their financials that represents



 **200**

number of units

## Help us keep your contact-info up to date

 **Action item 4**



We want to keep your contact information up to date so that our communication reaches the right person at the right time. If applicable, please confirm your primary and secondary contact information at [www.nbnonprofithousing.ca](http://www.nbnonprofithousing.ca) (Board member and administrators / staff). Thank you.



## Regional Meetings



Chaleur/Acadian Peninsula regional meeting in Paquetville, October 25, 2023

A primary role of the NBNPHA is to provide support and advocate on behalf of our members. We are pleased to resume regional meetings this fall to help enhance sharing information between members and the association.

Meetings were held in the Chaleur/Acadian Peninsula, Fredericton, Moncton, Saint John, and Restigouche regions during October. The Madawaska/Victoria and Miramichi regional meetings will be held later this month, the dates, times, and locations will be shared in the next few days.

Topics at the regional meetings included an update on our work within the [New Brunswick Housing for All Strategy](#), the [Housing Hub](#), Tenant and Landlord Relations Office, our financial data project, and open discussions regarding concerns and ideas from our members.

We encourage all members to join us at these meetings that will now be scheduled every four months in every region.

### NBNPHA Regions



## National Housing Day Events

National Housing Day in Canada was launched on November 22, 2000, to help raise the awareness of housing challenges across the country. Since then, groups across the country have hosted events on or around November 22nd to celebrate housing and raise awareness for those in need of housing with dignity.

NBNPHA is pleased to help promote three events in the province in late November focused on housing:

### November 16th and 17th

**Who:** Miramichi Regional Housing Authority  
Housing Forum

This forum will bring together stakeholders from the region with a focus on three areas: housing for vulnerable populations, housing for seniors, and activating private development. The event aims to foster collaborative relationships among housing stakeholders, redefine housing challenges, and focus on actionable solutions for the regional population.

**Where:** Miramichi Golf and Country Club

**Register at:**  
[www.nbnonprofithousing.ca/newsletter](http://www.nbnonprofithousing.ca/newsletter)

### November 21st

#### **BUILDING HOME LAUNCH EVENT**

Learn about the housing challenges that influence youth and the solutions that are available to them through a powerful life-sized art installation.

#### **HOUSING AND HOME FOR YOUTH: HOME-RL'S 3RD ANNUAL NATIONAL HOUSING DAY**

You are invited to take part in a speaker series dedicated to discussions on equitable standards for youth, youth housing options, and the state of housing in NB over the last year.

**Where:** Market Square, Saint John

**Register at:** [www.buildinghome.ca](http://www.buildinghome.ca)

### November 24th: Housing and Human Rights webinars

In commemoration of National Housing Day, the New Brunswick Human Rights Commission invites you to its "Housing and Human Rights" webinars on November 24th, where you will learn about key housing protections under the New Brunswick Human Rights Act. Register for one of the sessions below and join us on November 24th to learn more about housing protections under the Act:

**When/where:** French session (10:00-11:30 AM): <https://bit.ly/45H1xjo>  
English Session (1:00-2:30 PM): <https://bit.ly/3s2b1rE>