

MANAGEMENT REPORT

Date: June 12, 2023
To: Mayor and Council
From: Jeff Wilson, Manager of Housing and
Kim McElroy, Director of Social Services
Report #: COU23-072
Attachments: None

Title: Perth & Stratford Housing Corporation update – 9 Fulton St., Milverton

Objective: To provide both the Perth & Stratford Housing Corporation Board of Directors and City of Stratford Council with an update regarding the status of the multi-residential building located at 9 Fulton St., Milverton.

Background: The City of Stratford is the sole-shareholder and operator of the Perth & Stratford Housing Corporation which provides 663 rent-geared-to-income units in multi-residential buildings and single-family dwellings in Stratford, St. Marys, Mitchell, Atwood, Milverton and Listowel. The ownership of the Perth & Stratford Housing Corporation, including its physical assets, and responsibility for provision of rent-geared-to-income housing was transferred to the City of Stratford as Consolidated Municipal Services Manager in 2001.

This report is in regard to the apartment building located at 9 Fulton St., Milverton, which is a 6,253 sq. ft. 11-unit apartment built in 1965. During an inspection in March 2023, City of Stratford staff identified a potential structural concern that could impact the health and safety of tenants. COOPENG Limited was engaged, and they conducted two site visits to assess and review the concerns. Following the recommendations of the COOPENG Limited, consultation with the Township of Perth East's Chief Building Official and administrative team, legal review, and discussions with the Ministry of Municipal Affairs and Housing, tenants of 9 Fulton St. were relocated to vacant units within the Perth & Stratford Housing Corporation portfolio. Tenants were offered their choice of available units and supported by City of Stratford staff through the moving process. The building is currently vacant and secured.

Analysis: Staff have engaged Artas Engineering & Design Inc. to determine potential next steps and associated costs. It is anticipated that this report will be complete in the coming month. Once it is received, the Perth & Stratford Housing Corporation Board of

Directors will be notified, and City of Stratford Council will receive a report regarding potential options and next steps.

Financial Implications:

Financial impact to current year operating budget:

The vacant units represent \$9,487 of lost tenant revenue monthly. There are also costs associated with the engineers' assessments and relocation of tenants that have not been quantified at this time. Costs ultimately will be part of the shared service and will result in Stratford bearing 40% of the total costs.

Financial impact on future year operating budget:

This remains to be determined based on the engineer's report and any decisions regarding next steps that may be pursued once the options are identified.

Legal considerations:

The City of Stratford's legal counsel continues to be consulted throughout this process.

Alignment with Strategic Priorities:

Strengthening our Plans, Strategies and Partnerships

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Alignment with One Planet Principles:

Equity and Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Staff Recommendation: THAT the report titled, "Perth & Stratford Housing Corporation update – 9 Fulton St., Milverton" (COU23-072), be received for information.

Prepared by:

Recommended by:

Jeff Wilson, Manager of Housing

Kim McElroy, Director of Social Services

Joan Thomson, Chief Administrative Officer