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Date January 15, 2025 **Report No.** 2025-41

To Chair and Members
Brant and Brantford Local Housing Corporation

From Mary Musson, Senior Director
Community Services and Social Development

1.0 Type of Report

Consent Item
Item For Consideration

2.0 Topic Increase to Capital Budget for Capital Repairs at 359 Darling Street, Brantford (Eastdale Gardens) [Financial Impact: \$400,000]

3.0 Recommendation

- A. THAT Report 2025-41 Increase to Capital Budget for Capital Repairs at 359 Darling Street, Brantford (Eastdale Gardens) BE RECEIVED; and
- B. THAT the additional capital repair costs of \$400,000, to a total project upset limit of \$800,000, BE APPROVED; and
- C. THAT the additional capital repair costs of \$400,000, BE FUNDED as follows:
 - I. \$280,000 from the Social Housing Capital Reserve Fund RF0473; and
 - II. \$120,000 from the National Housing Co-Investment Fund (CMHC) Reserve Fund RF0580; and
- D. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

4.0 Executive Summary

Within the Brant-Brantford Local Housing Corporation building portfolio is a 50-unit family townhouse complex located at 359 Darling Street, Brantford known as Eastdale Gardens. Built in 1968, preventative maintenance and capital repairs have been completed at this property for the past five (5) decades to ensure that the asset is well maintained and preserved. Recently, evidence of mould growth has been detected in the attic space of some of the units.

On June 05, 2024 by way of report 2024-316 Brant and Brantford Local Housing Corporation First Quarter Report (January-March 2024), staff were approved to proceed with emergency capital repairs to an upset of \$400,000 funded through the Social Housing Capital Reserve Fund 0473 and cost shared with the financial funding received through the National Housing Co-Investment Fund (NHCF) co-investment funding for Renovation, Repair and Renewal.

Staff are requesting an overall increase to this budget to a total upset limit of \$800,000. The Request For Quotations (RFQ 2024-118) closed December 5, 2024 and the lowest bid received was \$680,510.50, which exceeds the approved budget.

Staff have estimated that the cost for the capital repairs will be to an upset limit of \$800,000 and are requesting a budgetary increase of \$400,000 to the previously approved \$400,000 budget. This budgetary increase will include costs for additional remediation, third-party environmental inspection of the completed work, and a contingency.

5.0 Purpose and Overview

To receive approval to increase the capital budget by \$400,000 to fund the capital repairs at 359 Darling Street, Brantford to a total upset limit of \$800,000.

6.0 Background

The Corporation of the City of Brantford is the sole shareholder of the Local Housing Corporation (LHC).

On January 1, 2001, Local Housing Authority properties were transferred to the City of Brantford as Phase 1 of the transfer of community housing (formerly called social housing). Within the County of Brant and the City of Brantford, Local Housing Authority units were transferred to the newly incorporated Brant

and Brantford Local Housing Corporation (LHC). Effective January 1, 2002, the City of Brantford took over the management of the LHC portfolio.

Within the LHC portfolio is a 50-unit family townhouse complex located at 359 Darling Street, Brantford. Built in 1968, preventative maintenance and capital repairs have been completed at this property for the past five (5) decades to ensure that the asset is well maintained and preserved. Recently, evidence of mould growth has been detected in the attic space of some of the units.

On June 05, 2024 by way of report 2024-316 Brant and Brantford Local Housing Corporation First Quarter Report (January-March 2024), staff were approved to proceed with emergency capital repairs to an upset of \$400,000 funded through the Social Housing Capital Reserve Fund RF0473 and cost shared with the financial funding received through the National Housing Co-Investment Fund (NHCF) co-investment funding for Renovation, Repair and Renewal.

On July 10, 2024 Housing staff retained the services of Caskenette & Associates Consulting Engineering to perform environment inspections of the attic space and determine a mould remediation plan. On July 17 & 18, Caskenette inspected 45 of out 50 units (5 units were inaccessible, more information in Appendix A). Out of the 45 attics observed, the engineer found 38 had various amounts of mould growth.

In addition to the mould inspection, the engineer performed a limited investigation to determine the possible causes of the mould growth. The suspected primary cause is improper venting connections, or the absence thereof within the attic (resulting in high humidity) as well as possible leaks due to the age of the roofing.

While the engineers were conducting their investigation, Housing staff found in documentation that attic repairs were performed in the Fall of 2009. Of these repairs, was the replacement of existing exhaust ventilation piping, vapour barrier repairs, soffit ventilation, some mould remediation, insulation replacement and attic ventilation. Concerns of the quality and effectiveness of the 2009 repairs has become evident by the current conditions and air sampling.

Out of an abundance of precaution, Housing staff increased the scope of the work from mould remediation to remediation, material replacement and inspection of the 2009 inspection reports as they apply to the current attic spaces. The mould remediation will ensure the attic space is environmentally healthy; the material replacement will ensure adequate ventilation, sealed vapour barriers, property exhausted ventilation piping, roof repairs; and an

inspection of the 2009 repair documents as they apply to the existing condition to determine if the 2009 repairs were conducted as documented.

If there is evidence the repairs were not completed as reported, Housing will work with Purchasing and Legal for any available recourse.

7.0 Corporate Policy Context

The City of Brantford Council's 2023-2026 Strategic Theme:

4. Create a vision and strategy for managing development and affordable housing.

County of Brant's 2019-2023 Strategic Priorities:

4. Reliable Infrastructure; and
5. Healthy, Safe and Engaged Citizens.

[Brantford-Brant Housing Stability Plan \(2014-2024\)](#)

8.0 Input From Other Sources

City of Brantford – Finance Department

City of Brantford – Facilities Division

9.0 Analysis

In June 2024, by way of report 2024-316 Brant and Brantford Local Housing Corporation First Quarter Report (January-March 2024), staff were approved to proceed with emergency capital repairs to an upset of \$400,000 funded through the Social Housing Capital Reserve Fund RF0473 and cost shared with the financial funding received through the National Housing Co-Investment Fund (NHCF) co-investment funding for Renovation, Repair and Renewal as follows:

Table 11 – Original Cost Share for Capital Repairs

Social Housing Capital RF0473	280,000
NCHF Co-Investment Fund RF0580	120,000
Total	400,000

Staff are requesting an overall increase to this budget to a total upset limit of \$800,000 as the Request For Quotations (RFQ) closed December 5, 2024 and the lowest bid exceeded the BBLHC approved budget.

Upwards of 50% of the cost increase was due to non-mould remediation scope including, but not limited to, the restoration of the building materials (insulation, exhaust piping, etc) and the addition of reviewing existing conditions to determine what work was completed in 2009 attic repairs report.

Of note, the original RFQ submission assumes that all unit attics will require the highest level of remediation and material repair. There is a potential that some attics may require only material repair or replacement and could have a lower unit cost. The City will work with the contractor to achieve the most cost-efficient use of funds while not reducing the quality or performance of the work. Any unused funds will be returned to the Social Housing Capital Reserve Fund RF0473.

9.1 Modified RFP Scope

One issue driving the cost increase of the remediation and repairs is the inability to access the attic space freely and easily. In the original RFQ issued, City staff requested that the contractor gain access by cutting a hole into each attic section. Doing so would avoid setting up a pressurized decontamination space in each unit and allow contractors to access freely without posting a 24hrs notice to each unit.

After reviewing the submissions, City staff believe the complete removal of the roof shingles and sheathing will allow for easier attic access, remediation and restoration. The existing shallow roof angle creates hard to reach conditions at the soffits, increasing the labour and time required to remediate those areas. By removing all the sheathing, contractors can start from one end of the townhouse complex, working their way through the removal of the sheathing and internal attic materials; easily remediating any mould on the existing structure; and reconstruct the attic sheathing with new shingles. The staged approach also ensures only one section of roof is open at a time, limiting the ability for the elements to reach the interior spaces. Additionally, the exterior approach ensures tenants are not overly inconvenienced or interfered with by the repairs.

Beyond this scope of work, Housing Operations will review capital repair budgets to include additional alterations to mitigate the migration of moisture into the existing attic spaces. Alterations may include timer-controlled bathroom fans that will activate each time the bathroom light is turned on and won't turn off for

at least 15 minutes, and the application of paint primers that inhibit the growth of mould and mildew combined with a finishing coat of moisture and mould resistant paint.

Additionally, Housing Operations staff will distribute educational material for the tenants about the damaging effects of moisture when not properly ventilated from a bathroom.

10.0 Financial Implications

Staff have estimated that the cost for the capital repairs will be to an upset limit of \$800,000 and are requesting a budgetary increase of \$400,000 to the already approved \$400,000 budget. This budgetary increase will include costs for additional remediation, third-party environmental inspection of the completed work, and a contingency.

This capital repair project is eligible for cost share with the financial funding received through the National Housing Co-Investment Fund (NHCF) co-investment funding for Renovation, Repair and Renewal and would be cost-shared as follows:

Table 22 – Updated Cost Share for Capital Repairs

Funding Source	Original Funding Request	Increased Funding Request	Total Updated Budget
Social Housing Capital RF 473	\$280,000	\$280,000	\$560,000
NCHF Co-Investment Fund RF 580	\$120,000	\$120,000	\$240,000
Total	\$400,000	\$400,000	\$800,000

11.0 Climate and Environmental Implications

There are no direct climate or environmental implications associated with this report. However, municipal housing assets account for 38% of corporate building greenhouse gas (GHG) emissions as of 2022. In order for the City of Brantford to reach its target of net-zero emissions by 2050, capital repairs to existing buildings need to be completed in a way that reduces energy consumption and GHG emissions. Lack of proper ventilation can lead to

increased heating and cooling needs and thus an increase in energy consumption and utility bills.

Repairing the venting will improve the energy efficiency of the building and lower utility costs.

12.0 Conclusion

Staff are requesting additional funding of emergency capital repairs to complete the mould abatement and the repair of venting, flashings, and roof shingles to remedy and eliminate the mould in townhouse units at 359 Darling Street, Brantford.



Mary Musson, Senior Director
Community Services and Social Development

Prepared By:

Clayton Payer
Manager of Housing Initiatives, Residential
Assets and Business Supports

Attachments:

Appendix A – Caskanette Engineering Report

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In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required yes no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk yes no

Is the necessary by-law or agreement being sent concurrently to Council? yes no