

## SPECIAL EDITION

HOUSING PROVIDER FORUM

### 2009 Housing Provider Forum ~ Greening Asset Management

On March 24, NRH hosted its first “green-themed” Housing Provider Forum. Diane Miles from CHF Ontario Region reflected the spirit of the forum agenda when she commented, “it is good to see that our buildings are being recognized as an asset - an asset to our members (residents) and the broader community.” The forum built upon the principle that affordable housing is a foundation that allows individuals, families, and communities to grow and prosper.

### Message from NRH General Manager

Lora Beckwith, General Manager of NRH, provided opening remarks to form the framework for the day. She reiterated the NRH Strategic Plan commitment to the pursuit of innovative affordable housing solutions, environmentally responsive sustainable communities, strong partnerships with stakeholders and adaptable service delivery networks. In particular, and in recognition of the forum’s “Green Theme”, Ms. Beckwith noted the importance of environmental responsibility and encouraged the audience to look at David Suzuki’s website at [www.davidsuzuki.org](http://www.davidsuzuki.org) for both professional and personal tips. Ms. Beckwith updated the forum on NRH’s efficiency review and noted that Regional Council has deferred review of the NRH organizational structure until 2011. With respect to the Capital Repair Program, she advised that NRH was pleased with the provider response and is hopeful that additional funding will be forthcoming to accommodate more of the provider proposals.



NRH presented the 2009 Green Award to Agnes MacPhail Woman’s Co-op. Plaques were presented to housing providers celebrating significant anniversaries. For details, see our website at [www.nrh.ca](http://www.nrh.ca).

## Asset Management Centre

Frank Melo spoke about the Asset Management Centre and emphasized the importance of a 'Green Asset Management Plan'. The Asset Management Centre is scheduled to launch in Fall 2009, with services including:

- Products ~ Building Condition Assessment (BCA) Templates, software, resources
- Services ~ Technical advice, education
- Best Practices

## GLOBE (Green Light On a Better Environment)

Deb Thompson explained that GLOBE is working to provide resources to housing providers by:

- working closely with the Asset Management Centre to develop tools that connect asset management and energy management best practices
- working to link the new Utility Management System with asset management and capital planning forecasting software system
- providing technical expertise and access to preferred energy & building condition assessment consultants who use standard audit templates, reports and request for proposal documents developed by GLOBE.
- developing energy related standards and resources
- identifying energy saving opportunities in capital asset planning

For more information on GLOBE and energy conservation and management go to [www.globeservices.ca](http://www.globeservices.ca). If you did not receive a Greenhouse DVD at the Forum you can view it on the GLOBE website.

## Cooperative Housing Federation Canada (CHFC), Ontario Region

CHFC's Diane Miles and Tracy Geddes supported good asset management as part of a sustainable future for co-operative housing. Diane explained that co-operative housing is uniquely structured to involve members in energy conservation initiatives that make a real difference.

## Ontario Non-Profit Housing Association (ONPHA)

Joan Campbell pointed to ONPHA's website for "Go Green!" information. ONPHA's Best Deals suppliers have energy conservation and environmentally-friendly products. Preventative maintenance videos can also be viewed at [www.onpha.on.ca](http://www.onpha.on.ca).



### Energy TidBits

You may be eligible for rebates for upgrades that improve energy efficiency. Check with your local municipality, provincial and federal government as well as utility providers (hydro, water, gas) for any incentives before beginning work that might have an energy component.

## Enbridge

Rick Porter explained the rebates available to housing providers through Enbridge. These rebates are generally available in conjunction with provincial and federal rebates. For more information call Mike Dunn, Energy Solution Consultant at Enbridge 905-641-4869.

## ERIP – Electricity Retrofit Incentive Plan

ERIP is offered through all utility companies in Niagara. ERIP financial incentives can be accessed without an energy audit. There are prescriptive rebates for common lighting retrofits and custom rebates for the replacement of inefficient or oversized equipment and/or the introduction of more efficient procedures and controls. ERIP also applies to new technologies or products that improve the thermal performance of the building envelope. For more information contact your local utility company or [www.erip.ca](http://www.erip.ca).



Niagara joined a billion people across 170 countries to celebrate Earth Day on April 22, 2009.

## What to expect from an energy audit

Harri Makivirta described various types of energy audits:

- A **Comprehensive Energy Audit** reviews and reports on energy related building components; assesses remaining life; and notes energy saving opportunities, technologies, products and rebates that are applicable.
- An **Eco Energy Audit** measures the air leakage of townhouses, semi and detached houses and makes recommendations for sealing. Eco Energy Audits are required for rebates related to furnaces, insulation, caulking etc.
- A **Building Condition Assessment (BCA)** can be completed along with an energy audit for a more complete look at all building components. When the BCA is entered into the Forecasting Software it produces the reserve fund study which can be updated as work is completed or deferred. The study projects capital funds over 30 years while taking into account all deposits, estimated interest and capital costs based on the BCA.

Some consultants will also provide a Project Management Proposal which includes tendering, applications for rebates, and construction management of the entire energy-saving project from start to finish.

## Canada Mortgage & Housing Corporation (CMHC)

Jamie Shipley spoke about CMHC's EQUilibrium Housing Initiative and the extensive resources available on CMHC's website at [www.cmhc.ca](http://www.cmhc.ca). For Water and Energy Saving Tips for Multi-Unit Residential Buildings go to: <http://www.cmhc.ca/en/inpr/bude/himu/waensati/index.cfm>.

## Asbestos ~ What you need to know

Jeff Drummond explained that under the Occupational Health and Safety Act every building owner is legally obligated to have an asbestos inventory and plan. He noted that newer buildings can contain asbestos in drywall tape, pipe insulation, ceiling and floor tiles etc. Please refer to Jeff's presentation for more information.

### Summary

#### Asset management is a system that takes into account:

- A solid knowledge of your building(s) and equipment which is updated through regular unit & common area inspections
- A good preventative maintenance plan that is consistently implemented
- A record of work orders (emergency & routine) and the type of work orders (electrical, plumbing, carpentry etc)
- Rebates and other funding sources
- Accurate operating & capital financial records
- Energy consumption data

#### Resources necessary to support a good asset management plan are:

- Blueprints/as built drawings
- Warranties/schematics
- Building Condition Assessment (BCA)
- Energy Audit
- Reserve Fund Study (RFS) ~ combining the remaining life of your building components with the reserve funds available
- Technical reports
- Risk management plan
- Asbestos inventory & plan
  - ◊ Fire Safety plan
  - ◊ Emergency and business continuity plan
  - ◊ Insurance
- Inventory
- Pre-qualified contractors list
- Municipal by-laws and standards
- Building Code
- Occupational Health & Safety Act
- Fire Code