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**Sent:** Friday, March 15, 2024 10:51 PM  
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**Subject:** Advocating for Sleeping Cabins for transitional emergency housing in Northumberland

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Hello,

I hope you are doing well! I'm writing to you on behalf of the Northumberland Sleeping Cabin Collective. We are feeling hopeful about the money the Province has just announced to allocate to the County to help close the encampment. We truly believe it will take all levels of government to dig our way out of this housing crisis.

We saw that the County will be allocating this new money for 310 Division St for the 35 bed shelter. Another great project for those experiencing homelessness in this County. But we are hoping that the County will consider sleeping cabins as an efficient and economical way to get more people into transitional and supportive housing. We are excited to see the success the City of Peterborough has had with their 50 cabin village over the last 3 months. Recently printed in the Peterborough Currents, Jessica Penner, who manages the program for the city, told councillors on Monday that police calls to the site are down 90 percent since the tent encampment was replaced with the modular houses. Over the first ten weeks of the modular housing initiative, there were 4 police calls to the site, Penner said. She contrasted that with the year before, when there were 38 police calls to the tent encampment during the same 10-week period.

Please see below for more info on Peterboroughs recent success with sleeping cabins.

Northumberland Sleeping Cabin Collective would like to advocate to Northumberland County that part of the \$2.47 million they just received from the Province to "support the closure of the encampment" be used to house people in emergency transitional housing in the form of a sleeping cabin village. A low barrier sleeping cabin village is the fastest and most economical way to get a larger number of people off the street and into a supportive housing program where they can receive the supports they need to heal and move forward. It also proves to be the one of the safer alternative housing programs for the surrounding neighbourhood.

The City of Peterborough recently outlined their success since opening the modular cabin village for 50 people who were previously experiencing homelessness. Below you can see the costs and highlights. As is common in other Cities in North America, the incidences of Police and Emergency services being called to the supported and staffed sleeping cabin village has been hugely less than an encampment. NSCC was pleased to see that the surrounding neighbours have embraced the village,

requesting at a recent neighbourhood liaison meeting that the fence surrounding the village be removed - the surrounding community wants to interact with their new neighbours! This is what the power of community is all about!

See the full article below from the Peterborough Examiner by Joelle Kovach

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City of Peterborough 'took a lot of flack' for modular cabins but now seeing success: Coun. Keith Riel  
Coun. Keith Riel said that city council "took a lot of flack" about it, yet "had the guts" to install 50 small modular cabins for people without homes in the municipal Rehill parking lot – and now the project is meeting with early success.

Coun. Keith Riel said that city council "took a lot of flack" about it, yet "had the guts" to install 50 small modular cabins for people without homes in the municipal Rehill parking lot – and now the project is meeting with early success.

These types of projects don't usually happen fast, Riel said.

"Yet in six months, from the day we got the OK to purchase these (cabins)... Look at what we've done! We've housed 50 people, out of homelessness!" Riel said at the city committee meeting on Monday night. "We've done a yeoman's job here — everyone."

Riel further said that at the last neighbourhood liaison committee meeting — where neighbouring property owners give feedback — there was a request that the city remove the permanent fence around the cabins.

"We spent \$100,000 putting a fence up — not to keep people in, but to keep the criminal element out," Riel said. "But the neighbours want to interact with this neighbourhood (of cabins). We are showing we have a plan that we can introduce anywhere."

Councillors had just heard from city staff about the costs of the project.

Jocelyn Blazey, homelessness and data program manager for the city, and Jessica Penner, the Rehill lot project manager for the city, gave a presentation to council.

They were presenting a written report stating that it cost the city \$2.4 million to build the modular cabins for people without homes, plus a further \$1.9 million in annual operating expenses (for social service workers, security guards, meals and more).

Many residents of the cabins had previously lived in a tent encampment that had existed for three years on the property, or they lived outdoors elsewhere in the city. They took occupancy of the cabins on Nov. 27, 2023.

Blazey and Penner said some people have gotten jobs or accessed drug treatment, since then.

Penner added that in the first 10 weeks that the cabins were occupied — from Nov. 27, 2023 to Feb. 1, 2024 — there were four emergency service calls to the Rehill lot (two for police, plus another two involving police and ambulance).

By comparison, she said Peterborough Police were called to the encampment 38 times between Nov. 27, 2022 and Feb. 1, 2023 (that data is for police only, she said — she wasn't able to obtain data for ambulance or fire department calls).

"You have been such tremendous leaders, movers and shakers to make this project happen," Coun. Joy Lachica said to Penner and Blazey, and she also thanked city community service commissioner Sheldon Laidman for his work, as well as all of council.

Laidman later told councillors the \$220,165 renovation is now complete on 210 Wolfe St., adjacent to the cabins, and will soon open as a hub for the cabins.

The building is a former city office building that was converted in 2021 into an emergency homeless shelter.

But this fall it went under construction again, to add a series of staff offices plus kitchenette and laundry

for the residents of the 50 modular cabins.

Here are the rest of the costs, as stated in the report:

Construction costs

- Modular cabins, including a washroom cabin (which has toilets and showers): \$1,340,688
- Preparing the site (the site had fencing added, plus systems installed for electricity for the cabins, for instance): \$821,726
- Setup of the 50 cabins: \$65,199
- 210 Wolfe St. building modifications (the building is being converted from an emergency shelter into a series of staff offices plus kitchenette and laundry for the residents of the cabins): \$220,165
- Total construction costs: \$2,447,778

Expected annual operating costs

- Administration and supports: \$855,741
- Security (the site has 24/7 security guards): \$638,821
- Property management: \$48,850
- Meal program (the city supplies a daily dinner to the cabin residents): \$177,253
- Repairs, maintenance and garbage pickup: \$159,488
- Building usage costs for 210 Wolfe St. (hydro, sewer and water costs, for instance): \$124,458
- City operating costs (various additional costs to the city, including project manager job position): \$150,000
- Insurance: \$28,367
- Neighbourhood liaison work (monthly neighbourhood consultation meetings are run by a professional consulting firm, for instance, and there are further city staff and administrative costs associated with the committee): \$16,026

Total costs

- \$2,199,003
- Less revenue rental (residents of the cabins pay 30 per cent of their wages — if employed — as rent, or they pay the portion of their social assistance meant to help cover shelter costs): -\$240,000
- Total costs, minus rent revenue: \$1,959,003

Jenni Frenke

