



Bruce County Housing Corporation Agenda

Thursday August 2, 2018, 9:30 a.m.
Council Chambers
County Administration Centre, Walkerton

1. Declaration of Pecuniary Interest
2. Approval of Minutes - July 12, 2018 (attached)
3. Action Item

A. Discussion Re: Satellite dishes

4. Information Items

A. Q2 Arrears Report (attached)

B. Social Housing Investment Fund - Information Request (attached)

5. Act of Recommendations

That in accordance with the Procedure By-Law, staff be authorized and directed to give effect to the actions of the Bruce County Housing Corporation in respect of all resolutions passed during the August 2, 2018 meeting

6. Next Meeting

September 6, 2018

7. Adjournment



Bruce County Housing Corporation Minutes

July 12, 2018
12:08 p.m.
Council Chambers
Walkerton, Ontario

Present: Warden Paul Eagleson
Councillors Mitch Twolan, (Chair) Anne Eadie, Robert Buckle, David Inglis, Janice Jackson, Milt McIver and Mike Smith

Staff: Kelley Coulter, Chief Administrative Officer
Darlene Batte, Deputy Clerk
Tony Ban, Housing Facilities Manager
Christine MacDonald, Director of Human Services

1. Pecuniary Interest

There were no declarations of pecuniary interest.

2. Acknowledgement

In recognition of their efforts and dedication to their work during the flooding and fires at housing facilities in Mildmay and Chesley earlier this year, Warden Eagleson acknowledged and thanked the following staff: Tony Ban, Tania Dickson, Ryan Samworth, Tammy Sorbara, Dean Shewfelt, Mandy Friesen, Brian Valad, Lesley Summer and Kathy Hope.

3. Minutes

Moved by Councillor Anne Eadie
Seconded by Councillor Mike Smith

That the minutes of the June 1, 2018 meeting of the Bruce County Housing Corporation be adopted as circulated.

Carried

The Board recessed at 12:13 p.m. and reconvened at 12:57 p.m.

4. Action Items

A. Social Housing Investment Program

Moved by Councillor Milt McIver
Seconded by Councillor Anne Eadie

That Bruce County Housing Corporation (BCHC) is approved to reallocate \$76,320 in capital funding for the replacement of sidewalks and patios at 50 Park St., Ripley.

Carried

B. Disposal of Five Residential Properties, Kincardine

Moved by Councillor Mike Smith
Seconded by Councillor Robert Buckle

That the properties located at 1034 Queen Street, 24 Inverlyn Cres., 10 Wilson Cres., 15 MacCaskill Rd., and 24 MacCaskill Rd., Kincardine are declared surplus as per the County of Bruce Notice Policy, Schedule A, Section 270. Sale and Other Disposition of Land; and

That authority be granted to accept the valuations obtained for the units in the approval disposal plan and to authorize the Director of Human Services to retain a real estate agent or broker to offer them for sale at the valuation amount for each unit; and

That if all conditions have been satisfied, that any two of President/Chair (Chair of Human Services Committee) or the Vice President/ Vice Chair (Warden) or the Secretary (Housing Services Manager) of the Corporation are hereby authorized to execute the deeds and other documents and complete the transaction.

Carried

5. Closed Meeting

Moved by Councillor Anne Eadie
Seconded by Councillor David Inglis

That the Board move into a closed meeting pursuant to Section 239 (2) (c) of the Municipal Act relating to a proposed or pending acquisition or disposition of land by the Municipality or local Board.

Carried

6. Rise and Report

Moved by Councillor Anne Eadie
Seconded by Councillor Milt Mclver

That the Committee rise and report from the Closed meeting.

Carried

The Chair reported that staff were provided direction during the closed meeting.

7. Act on Recommendations

Moved by Councillor Mike Smith
Seconded by Councillor Anne Eadie

That in accordance with the Procedure By-law, staff be authorized and directed to give effect to the actions of the Bruce County Housing Corporation in respect of all resolutions passed during the July 12, 2018 meeting.

Carried

8. New Business

Councillor Jackson brought forward a concern raised by a tenant at Limpert Lodge to offer satellite service at Limpert Lodge.

The CAO recommended that this request be brought forward through the Notice of Motion at the next (August 2, 2018) Council session.

9. Next Meeting

The next meeting of the of the Bruce County Housing Corporation will take place on August 2, 2018 in the Council Chambers, County Administration Centre, Walkerton, Ontario.

10. Adjournment

Moved by Councillor Milt Mclver
Seconded by Councillor Mike Smith

That the meeting of the Bruce County Housing Corporation adjourn at 1:21 p.m.

Carried

Councillor Mitch Twolan, Chair
Bruce County Housing Corporation



Board Report

To: Warden Paul Eagleson
Members of the Bruce County Housing Corporation

From: Christine MacDonald
Director of Human Services

Date: August 2, 2018

Re: 2nd Quarter 2018 - Arrears Report

Recommendation:

The 2nd Quarter 2018 - Arrears Report dated August 2, 2018 is for information.

Background:

Current Tenant Arrears - June 30, 2018

The following table details the current tenant arrears as at June 30, 2018 as compared to the tenant arrears for June 30, 2017.

Arrears	Arrears Balance as at June 30, 2017	Number of Tenants owing as at June 30, 2017	Arrears Balance as at June 30, 2018	Number of Tenants owing as at June 30, 2018
Rent	\$25,986.24	64	\$48,079.19	100
Maintenance	\$5,463.78	23	\$6,190.95	28
Misrepresentation	\$15,000.48	39	\$24,692.46	50
Utilities	\$3,390.43	18	\$2,594.54	20
TOTAL	\$49,840.93	144	\$81,557.14	198

The total current tenant arrears expressed, as a percentage as at June 30, 2018 is 5.1%.ⁱ The total tenant charges as at June 30, 2018 are \$1,598,390.84.



Former Tenant Arrears - As at June 30, 2018

The following table details the former tenant arrears as at June 30, 2018 compared to the former tenant arrears as at June 30, 2017. The total former tenant arrears expressed, as a percentage as at June, 2018 is 4.47%.ⁱⁱ

Arrears	Arrears Balance as at June 30, 2017	Number of Tenants owing as at June 30, 2018	Arrears Balance as at March 31, 2017	Number of Tenants owing as at March 31, 2018
TOTAL	\$59,477.06	59	\$71,427.72	51

Landlord Tenant Board Notices - As at June 30, 2018

As at June 30, 2018 BCHC staff had issued 66 N4 notices for non-payment of rent.

The Tenant Coordinators currently have payment plans in good standing with 16 current tenants. The Tenant Coordinators follow the Eviction Prevention Policy to minimize the amount of arrears.

Financial/Staffing/Legal/IT Considerations:

Staff makes every effort to minimize the amount of arrears through timely charge back and affordable payment plans. There is no staffing, legal or IT considerations associated with this report.

Interdepartmental Consultation:

There have been no interdepartmental consultations related to this report

Link to Strategic Goals and Elements:

Goal # 6 - Explore alternate options to improve efficiency, service.

Element # A. - Develop a system for measuring our processes and their successful desired outcome.

The reporting of arrears on a quarterly basis provides a measure of our rent collection processes.

Written by: Tania Dickson, Housing Services Manager



Corporation of the County of Bruce
Bruce County Housing Corporation

brucecounty.on.ca

Approved by:

Kelley Coulter

Chief Administrative Officer

ⁱ The percentage of arrears is calculated as the difference between total rents, housing charges and other charges charged to households and the total actually received from households, divided by the total charged, expressed as a percentage. This formula for arrears calculation is the definition of the Social Housing Services Corporation used for calculating arrears as an indicator of performance.

ⁱⁱ The percentage of arrears is calculated as the difference between total rents, housing charges and other charges charged to households and the total actually received from households, divided by the total charged, expressed as a percentage. This formula for arrears calculation is the definition of the Social Housing Services Corporation used for calculating arrears as an indicator of performance.



Board Report

To: Warden Paul Eagleson
Members of the Bruce County Housing Corporation

From: Christine MacDonald
Director of Human Services

Date: August 2, 2018

Re: Social Housing Investment Fund - Information Request

Recommendation:

That the report Social Housing Investment Fund - Information Request is for information.

Background:

The Social Housing Investment Fund was received on July 12, 2018. During the presentation of the report the question was asked regarding the location of Worldsource Financial Management Inc. Upon further review, staff determined Worldsource Financial Management Inc. is located in Markham, Ontario.

Financial/Staffing/Legal/IT Considerations:

There are no financial, staffing, legal or IT considerations associated with this report.

Interdepartmental Consultation:

There was no interdepartmental consultation associated with this report.

Link to Strategic Goals and Elements:

There is no link to the Strategic Goals or Elements associated with this report.

Written by: Tania Dickson, Housing Services Manager

Approved by:

Kelley Coulter
Chief Administrative Officer