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Date June 7, 2023 **Report No.** 2023-69

To Chair and Members
Brant and Brantford Local Housing Corporation

From Aaron Wallace, Acting General Manager
Community Services and Social Development

1.0 Type of Report

Consent Item ☒ [X]
Item For Consideration ☐ []

2.0 Topic Brant and Brantford Local Housing Corporation First Quarter Report (January – March 2023) [Financial Impact – None]

3.0 Recommendation

- A. THAT Report 2023-69 Brant and Brantford Local Housing Corporation First Quarter Report (January - March 2023) BE RECEIVED; and
- B. 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

The purpose of this report is to keep the Board of Directors informed of the operations and management of the Brant and Brantford Local Housing Corporation (LHC) portfolio. This report provides information on the activities and financial information of the LHC from Q1 2023.

5.0 Purpose and Overview

The purpose of this report is to provide Social Services Committee, as Members of the Brant and Brantford Local Housing Corporation (LHC), an update on the operations of the LHC in Q1 2023.

6.0 Background

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

Effective January 1, 2002, the City of Brantford took over the management of the LHC portfolio.

Ministerial consent for the sale of ten LHC single family homes was received on February 10, 2016 from the Ministry of Municipal Affairs and Housing. In May 2016 by way of in-camera report PHSSS2016-44 *Approval for the disposition of ten (10) LHC Single Family Homes*, staff were directed to proceed with the sale of these LHC housing assets.

Report 2019-146 *Approval for the disposition of Eighteen (18) Brant and Brantford Local Housing Corporation (LHC) single Family Homes*, approved staff to proceed with the sale of the remaining eighteen (18) properties in the Woodlawn Meadows housing portfolio.

One single family unit in the Woodlawn Meadows portfolio was sold in the month of January 2023 for \$580,000. This represents the eleventh Woodlawn Meadows property to be sold. The remainder of the 17 Woodlawn Meadows properties will be sold through natural attrition.

7.0 Corporate Policy Context

This report supports:

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

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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.

This report also supports the Community Services and Social Development (CSSD) Commission Vision Plan "Making Life Better, Every Day" specifically:

- P 1.1 - Continue working towards a range of available housing so residents can live in a setting most appropriate to their needs.
- P 3.1 - Identify and strengthen collaborations to best serve marginalized communities.

8.0 Input From Other Sources

City of Brantford - Finance Department

9.0 Analysis

The Brant & Brantford Local Housing Corporation (LHC) is a corporation subject to the *Ontario Business Corporations Act*. The LHC currently owns 863 units of community housing assets. The Corporation of the City of Brantford is the sole shareholder. Management of the LHC housing portfolio is provided through the Housing and Homelessness Services Department of the Community Services and Social Development Commission.

The following activities and financial information from Q1 2023 are provided in Appendix A of this quarterly report, demonstrating the ongoing effective management of the City's community housing infrastructure assets:

- Ongoing partnerships with various community-based organizations which offer tenant supports and programming to allow life skill training, food security, recreation and personal growth opportunities such as:
 - Brantford Food Bank – supporting the weekly food share at Winston Court;
 - Seniors' Resource Centre – 2022 Income Tax preparation clinics;

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- Brant County SPCA, Pets for Life Program – Offering food for pets, access to emergency clinics for spay and neutering, and vaccines; and
 - Brant Skills Centre – partnerships at family housing sites to connect tenants with resources and funding. BSC provides support for those who may want to return to school or work (e.g., safe food handling training).
- 1,862 work orders were completed in Q1 2023. In comparison, in Q1 2022, 1,391 work orders were completed. This is a 34% increase (n = 471) in a 12-month period;
 - 20 capital projects are currently in progress including:
 - **Riverside Gardens - Exterior Improvements**
A new project for replacement of deteriorated fencing, retaining walls, front entry doors, front porch pillars. Contract has been awarded to Adems Restoration. Work commenced Q4 2022 and was completed in Q1 2023;
 - **Lorne Towers - Bathroom Risers**
Lorne Towers needs plumbing work for domestic hot water lines at the building. The rehabilitation will consist of replacing the most leak-prone piping/fitting elements. This project will rehabilitate bathroom risers for all floors and units. Contract was awarded to JTS Mechanical and work is to commence by end Q2 2023; and
 - **Walker's Green - Parking Lot/Curbs/Walkway/Railings**
Staff is gathering information and will follow with a scope of work to replace the roadway surface, walkways, railing and concrete curbs where required. Staff is looking to have the scope completed by Q4 2023.
 - 20 household turnovers (move-outs). This is 33% (n = 10) decrease in a 12-month period from in comparison to Q1 2022;
 - Rental arrears owing have increased from 27% in Q4 2022 to 44% in Q1 2023. Staff are currently reviewing causes and will be implementing strategies to address outstanding rental arrears. Enhanced eviction prevention processes will be in place in Q2 2023. Tenants experiencing difficulties with rental arrears will be referred to the newly created Housing Stability program and paired with a Housing Stability Worker. Additionally, the Province has announced that increased staffing

resources are planned for the Landlord and Tenant Board (LTB). Ideally this will shorten wait times for LTB hearings for landlords who have filed applications for tenants who have rental arrears; and

- One single family unit in the Woodland Meadows portfolio was sold in the month of January 2023 for \$580,000. This represents the eleventh Woodlawn Meadow unit to be sold. There are 17 Woodlawn Meadows units remaining to be sold through natural attrition.

10.0 Financial Implications

There are no direct financial implications associated with this report.

Rental arrears impact the amount of revenue received by the LHC properties, which result in decreased contributions to the Affordable Housing reserve. This reserve is utilized to fund capital repairs on affordable housing units and so these rental arrears can have an impact on future capital.

Rent arrears incurred by households are kept on file and registered in the Province Wide Arrears Database (PWAD)¹. There are several options for property managers to attempt to receive payments for these arrears including filing an application with the Landlord Tenant Board for non-payment of rent.

Former tenants that are in arrears are ineligible for placement on a Service Manager's Centralized Waitling List for community housing until repayment agreements are entered into and regular payments are made.

¹ The Province Wide Arrears Database (PWAD) is a database used by Service Managers to track community housing arrears and RGI-related convictions. Housing Providers are required to report arrears of rent and/or damages owed by former tenant households; report creation of and/or a default of an established repayment arrangement; and report RGI-related convictions. All applicant households need to meet the basic eligibility requirements for Rent Geared to Income (RGI) assistance before being added to any Service Manager's (SM) Centralized Wait List (CWL). Households that are in arrears to a housing provider and do not have a repayment arrangement in good standing are not eligible to be added to any SM's CWL.

11.0 Climate and Environmental Implications

There are no climate and environmental implications directly associated with this report.

12.0 Conclusion

This report is provided to keep the Board of Directors updated on the operations and management of the Brant and Brantford Local Housing Corporation (LHC) portfolio.

The report provides both current twelve month data and previous year results for comparative purposes. The LHC portfolio is well managed, providing much needed community housing for citizens in the County of Brant and the City of Brantford.



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Reviewed By:

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Prepared By:

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Housing Operations

Attachments:

Appendix A - LHC Q1 2023 Report

Appendix B - LHC Q1 2023 Arrears Report

Copy to: NA

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