



Brant and Brantford
Local Housing Corporation
Quarterly Report

July - September 2024
2024-672

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QUARTERLY REPORT

July 1 – September 30, 2024

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1. Local Housing Corporation

The Brant and Brantford Local Housing Corporation (LHC) currently owns 862 units of housing. The sole shareholder is the City of Brantford. This portfolio is managed by City of Brantford and consists of high-rise and low-rise apartment buildings, townhouses and detached houses.

Over 2,600 residents (families, single adults and seniors) live in the LHC units and pay geared-to-income rent (RGI), which is approximately 30% of the gross monthly household income. Social Assistance recipients pay rent based on prescribed social assistance rent scales.

Housing Services staff provides day-to-day property management, rent collection, building maintenance, lease enforcement, and capital asset management functions. Tenants living in LHC units, have a range of service requirements that may include eviction prevention services, mediation and problem solving in order to maintain their tenancies.

Table 1 - Housing community addresses and number of units

Housing Community	Address	# of units
Riverside Gardens	17 Marie Street, 46-52 Pontiac Street, 43, 45 Tecumseh Street, Brantford	50
Daleview Gardens	676 Grey Street, Brantford	30
Brant Towers	5 Fordview Court, Brantford	201
Eastdale Gardens	359 Darling Street, Brantford	50
Northland Gardens	332 North Park Street, 50 Hayhurst Road, 56, 68 Memorial Drive, Brantford	70
Willow Street	40-50 Willow Street, Paris/County	6
Lorne Towers	24 Colborne Street West, Brantford	159
Winston Court	18 Aberdeen Avenue, 124 Ontario St., 22 Gladstone Avenue, Brantford	124
Sunrise Villa	11 Park Street, Burford/County	12
Woodlawn Meadows	Various addresses, Brantford	16
Albion Towers	45 Albion Street, Brantford	70
Trillium Way	170 Trillium Way, Paris/County	50
Walker's Green	33 Main Street, Paris/County	24

1.1 Community Partnerships

Housing Services partners provide a range of supports and services in our communities. These events, presentations, activities and programs help to mitigate the effects of poverty by building community spirit, offering life skills training and enhancing the lives of the tenants.

1.2 Day-to-Day Maintenance – Work Orders

To maintain the buildings work orders are issued to local contractors and internal maintenance staff. A total of 2,187 work orders were completed in the 3rd Quarter of 2024. During this same quarter in 2023; 2,388 work orders had been completed. This represents a decrease of 201 work orders, or 8%.

1.3 Capital Projects

LHC Capital Project Status to September 30, 2024. The approved capital upgrades for 2024 as well as projects funded through the Canada-Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) are listed below:

- i. SS2003 Brant and Lorne Towers Interior finishes (Capital): Both Brant and Lorne Towers common rooms have been upgraded with new energy efficient HVAC system and lighting, along with improved

- insulation.
- ii. SS2310 Security Cameras –Phase 3 of this project was allocated to Lucy Marco Place (LMP) for the installation of video surveillance, fob access readers, and the integration with Heritage House’s existing network control. (Fiber optic line installed between the two buildings). Integration has led to cost savings from not requiring a fully independent security system for LMP
 - iii. SS2405 LHC Properties – Kitchen Renovations (Capital): Kitchen renovations at the various sites will be coordinated by the Property Managers during unit turnovers.
 - iv. SS2212 – Trillium Way – Exterior Repairs; windows and balcony doors (OPHI and Capital). RFQ issued and prices received exceed the BCA estimated costs. This has not been scheduled
 - v. SS1705 Northland Gardens Fencing- Repairs to the steel fencing throughout the site is almost complete.
 - vi. SS1707 Eastdale Gardens Steel Fencing- Repairs to the steel fencing throughout the site is almost complete.
 - vii. SS2109 Albion Towers Parking Lot- Walkways and concrete curbs are complete. Parking lot repairs are to be completed in December 2024. (Dependent on weather).

1.4 Tenant move outs

In the 3rd Quarter of 2024, a total of twenty-one (21) households moved out of LHC properties. This is three (3) fewer than the same quarter last year. (n=24)

Table 2 - Tenant move outs

	3 rd Quarter 2024		2024 Total	
Purchased Home	0	0%	0	0%
Deceased	8	38%	26	42%
Health	6	29%	9	15%
Evicted	2	10%	5	8%
Left on Notice	0	0%	0	0%
Left without Notice	0	0%	0	0%
Transfer	5	24%	14	23%
Other Accommodation	0	0%	0	0%
Left Municipality	0	0%	0	0%
None Given	0	0%	7	11%
Other	0	0%	1	1%
Total 3rd Quarter	21	100%	62	100%

Most units become vacant because the tenant has passed away or move into a long-term

care. Other households transfer to another unit because they are overhoused (too many bedrooms for the number of people in household) or medical reasons (no elevator in building and can no longer negotiate the stairs).

1.5 Arrears

Table 3 - Rent Arrears

LHC Rental Arrears	3rd Quarter, July to September 2024	2nd Quarter, April to June 2024	Increase/ (Decrease)	Same Quarter previous year	Comments
Rent arrears	\$ 136,445	\$ 138,145	\$1,700	\$100,061	Staff continue to work with tenants to complete their Annual Review (AR) packages, which is required to reinstate subsidy. For those tenants that have arrears due to nonpayment of rent, staff file with the LTB and continue to work on a payment agreement.
Total arrears. Rent, maintenance & rent subsidy overpayment	\$ 169,544	\$ 167,022	\$2,522	\$125,210	

In addition to eviction prevention efforts noted in the comments, a significant contributing factor to arrears is the length of time to get a hearing at the Landlord Tenant Board. The current waiting time is approximately 6 months.

1.6 Insurance

There are zero (0) insurance claims for Q3 2024.

1.7 Sale of Units - Woodlawn Meadows Portfolio

In February 2019, the LHC Board and Council approved the sale of the remaining 18 units of housing within this portfolio. The sale of the remaining units will also occur through natural attrition. This initiative has helped to create 87 affordable housing units in the community.

Table 4 - Number of Woodlawn units sold

Year	Number of units sold
2017	5
2018	2
2019	2
2020	0
2021	1
2022	0
2023	1
2024	1

1.8 Sunrise Villa-Update

Sunrise Villa will be ready for occupancy on December 20th, 2024. Staff have reached out to all previous tenants.