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Date January 15, 2025 **Report No.** 2025-33
To Chair and Members
Brantford Municipal Non-Profit Housing Corporation
From Mary Musson, Senior Director
Community Services & Social Development

1.0 Type of Report

Consent Item [X]
Item For Consideration []

2.0 Topic Brantford Municipal Non-Profit Housing Corporation
Third Quarter Report (July - September 2024) [Financial Impact:
none]

3.0 Recommendation

A. THAT Report 2025-33 Brantford Municipal Non-Profit Housing Corporation Third Quarter Report (July-September 2024) BE RECEIVED.

4.0 Executive Summary

This is the Brantford Municipal Non-Profit Housing Corporation Third Quarter (Q3 2024) report covering the time period July 1 to September 30, 2024 to keep the Board of Directors informed of the operations and management of the Brantford Municipal Non Profit Housing Corporation (BMNP) portfolio.

This report provides both current three month data and previous year results for comparative purposes. The BMNP portfolio provides much needed community housing for citizens in the City of Brantford.

5.0 Purpose and Overview

The purpose of this report is to provide the Brantford Municipal Non-Profit Housing (BMNP) Board of Directors an update on the operations and management of the BMNP as of Q3 2024.

6.0 Background

The Brantford Municipal Non-Profit Housing Corporation (BMNP) owns 87 units of housing at two locations. There are 63 apartment units for seniors, 43 of which are designated as rent-geared-to-income (RGI) located at the Richard Beckett Building on 7 Bain Street, and 24 row housing units, 18 of which are designated as RGI, located at Branlyn Meadows on Buchanan Crescent.

The BMNP also owns commercial space at the Richard Beckett Building located at 219 Colborne Street, currently occupied by the Senior Leisure Centre, and 225 Colborne Street, currently occupied by the City of Brantford, Family and Income Stability Division.

The Housing and Homelessness Services Department provides day-to-day property management, rent collections, building maintenance and asset management for the BMNP buildings.

7.0 Corporate Policy Context

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

4. Create a vision and strategy for managing development and affordable housing.

[Brantford-Brant Housing Stability Plan \(2014-2024\)](#)

8.0 Input From Other Sources

City of Brantford – Finance Department

9.0 Analysis

Quarterly reporting on the operations of the Brantford Municipal Non-Profit Housing Corporation (BMNP) is provided to the Chair and Members of the BMNP.

The following Q3 2024 activities and property management information are detailed further in Appendices A and B.

9.1 Community Partnerships

Ongoing partnerships with various community-based organizations which offer tenant supports:

- Community Paramedicine Program provides a wellness clinic that monitors tenants vital signs, disease and medication education. This clinic is held at Richard Beckett Building
- Housing Stability Worker Program – in partnership with the City of Brantford, Housing Stability Division, households residing in BMNP units that are experiencing difficulties that may impact their tenancy are referred to a Housing Stability Worker who coordinates supports and works with households in establishing goals that focus on housing stability and eviction prevention.

9.2 Work Orders

In order to maintain BMNP buildings, work orders are issued to internal maintenance staff or to local contractors.

Two hundred and eighty-one (281) work orders were completed in Q3 2024. During the same quarter (Q3) in 2023, two hundred and twenty-one (221) work orders were completed. This represents an increase of 60 work orders, or 27%.

9.3 Capital Projects

Current capital projects at BMNP buildings are detailed in Appendix A.

9.4 Unit Turnovers / Tenant Move-Outs

One (1) vacancy was reported for Q3 2024. This is 50% less than Q2 2024 where two tenant households vacated.

9.5 Rental Arrears

Outstanding rental arrears for Branlyn Meadows and Beckett Building together in Q3 2024 are \$1,464 which is a decrease of \$5,391 (79%) from Q2 2024 (n=\$6,855):

- **Beckett Building: \$1,283**

This is an increase of \$519, or 68% from Q2 2024 where the rental arrears were \$764.

Current arrears are due to one (1) household not paying full rent in September and another household not completing their Annual Review package. Staff are working with both households.

- **Branlyn Meadows: \$181**

This is a decrease of \$5,910, or 97% from Q2 2024 where the rental arrears were \$6,091.

The decrease is due to staff working with households to complete their annual review package, as well as other tenants adhering to their repayment agreements.

10.0 Financial Implications

There are no direct financial implications with this report.

11.0 Climate and Environmental Implications

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

12.0 Conclusion

This report is provided to the Brantford Municipal Non-Profit Housing (BMNP) Board of Directors as an update on the operations and management of the BMNP as of Q3 2024.



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Attachments:

Appendix A: BMNP Q3 2024 Report

Appendix B: BMNP Q3 2024 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