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**Date** January 15, 2025 **Report No.** 2025-32

**To** Chair and Members  
Brant and Brantford Local Housing Corporation

**From** Mary Musson  
Senior Director, Community Services and Social Development

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### 1.0 Type of Report

Consent Item  [X]  
Item For Consideration  [ ]

### 2.0 Topic **Brant and Brantford Local Housing Corporation Third Quarter Report (July-September 2024) [Financial Impact: none]**

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### 3.0 Recommendation

- A. THAT Report 2025-32 Brant and Brantford Local Housing Corporation Second Quarter Report (July-September 2024) 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

This is the Brant and Brantford Local Housing Corporation (LHC) Third Quarter (Q3 2024) report covering the period of July 1 to September 30, 2024, to keep the Board of Directors informed of the operations and management of the Brant and Brantford Local Housing Corporation (LHC) portfolio.

Activity in Q3 2024 includes:

- 2,187 completed work orders;
- 7 capital projects currently in progress;

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- 21 unit turnovers; and
  - Rental arrears owing to the LHC have decreased by \$4,039.00.

## 5.0 Purpose and Overview

The purpose of this report is to provide the Brant and Brantford Local Housing Corporation (LHC) Board of Directors, an update on the operations of the LHC in Q3 2024.

## 6.0 Background

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

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).

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.

There were no sales of Woodlawn Meadows properties in Q3 2024.

There are 17 Woodlawn Meadows properties remaining to be sold through natural attrition.

## 7.0 Corporate Policy Context

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.

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

## **8.0 Input From Other Sources**

City of Brantford – Finance Department

## **9.0 Analysis**

The Brant and 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 of which the Corporation of the City of Brantford is the sole shareholder. Management of the LHC housing portfolio is through the City's Housing and Homelessness Services Department.

The following activities and financial information from Q3 2024 are provided in Appendix A of this quarterly report, demonstrating the ongoing effective management of the City's community housing infrastructure assets.

## **9.1 Community Partnerships**

Ongoing partnerships with various community-based organizations which offer supports and programming for residents to allow life skill training, food security, recreation, and personal growth opportunities.

- Winston Court
  - Brantford Food Bank – with the support and donations from the Brantford Food Bank, staff supply food and household items weekly to several residents.
  - Brant County Health Unit offers weekly programming such as bingo, arts and crafts, healthy eating and crockpot cooking. This is well attended.

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- Brant County SPCA, Pets for Life Program-runs a monthly Pet Food Giveaway to all residents.
  - Brantford Fire provided an education session for all residents in August, where over 20 residents attended.
  - Senior Buildings
    - Community Paramedicine (CP) Program – the community paramedics wellness clinics are continuing to be offered every four weeks at buildings where there is higher 911 usage or have been identified as having residents what are potentially at-risk for health and/or social complications. This is a well-attended program at all locations.
  - Townhouse Locations
    - Brant Skills Centre – offers monthly sessions for residents who wish to return to school or work.
    - The Early ON Child and Family Centre along with the Brant Skills Centre hosted two summer barbeques in August. One at Northland Gardens (21 families attended) and the other at Eastdale Gardens (30 families attended).

## 9.2 Work Orders

To maintain LHC buildings, work orders are issued to internal Maintenance Servicer staff or to local contractors. A total of 2,187 work orders were completed in Q3 2024.

This is an increase of 5% (n=103 work orders) compared to Q2 2024.

## 9.3 Capital Projects

### **Sunrise Villa, 11 Park Ave., Burford**

In addition to the seven (7) capital projects currently in progress (Appendix A), the restoration of Sunrise Villa is almost complete. Staff have continued to remain in regular contact with all previous tenants.

Out of the 11 tenants that were displaced: four (4) are interested in returning to Sunrise Villa. Three tenants (3) have passed away over the course of the

restoration, two (2) are indicating they will be choosing to remain in their current unit and two (2) will advise of their decision by November 30, 2024.

### 359 Darling Street

As approved by the LHC Board in Q1 2024, staff have proceeded with sourcing an engineer to address the mould growth discovered in the attic spaces in some of the townhouse units at 359 Darling Street, Brantford.

Caskanette & Associates Consulting Engineers inspected and sampled 47 attics and 2 exterior/background samples. Of the 45 attic samples, 38 had varying amounts of visible mould. Based on their report, a Request for Proposal has been issued, with an anticipated start date in December 2024.

## 9.4 Tenant Move-Outs – Vacant Units

Twenty-one (21) units were vacated in Q3 2024. This is a 17% increase from Q2 2024 (n=18).

Table 1 - Tenant Move-Outs by Reason

Unit Turnover Reason	Q3 2024		2024 Total	
Fire – Sunrise Villa (temporary)	0	0%	11	15%
Deceased	8	38%	26	37%
Transfer	5	24%	14	19%
None Given	0	0%	7	10%
Health	6	29%	9	12%
Eviction	2	9%	5	6%
Other	0	0%	1	1%
<b>Totals</b>	<b>21</b>	<b>100%</b>	<b>73</b>	<b>100%</b>

## 9.5 Rental Arrears

Rental arrears as a percentage of revenues (Appendix B) have decreased by \$4,093 from \$138,145 in Q2 to \$134,106 in Q3 2024. This is a decrease of 3% from Q2.

The decrease is due to staff working with households to complete their Annual Review packages, as well as repayment agreements being adhered to. For tenants that have arrears due to nonpayment of rent, property management

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staff continue to refer to the Housing Stability Worker pilot program, try to work on a repayment agreement with the household, as well as file with the Landlord and Tenant Board, to ensure that legislative deadlines are met.

## 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 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 and provides both current twelve-month data and previous year's results for comparative purposes.

The LHC portfolio provides much needed community housing for citizens in the County of Brant and the City of Brantford.



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Attachments:

Appendix A - LHC Q3 2024 Report  
Appendix B - LHC Q3 2024 Arrears Report

Copy to: NA

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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