



Bruce County Housing Corporation Agenda

Thursday, September 7, 2017
Council Chambers
County Administration Centre, Walkerton

1. Declaration of Pecuniary Interest
2. Approval of Minutes - July 6, 2017 (attached)
3. Information Items
 - A. Q2 Arrears Report (attached)
4. Next Meeting

October 5, 2017
5. Adjournment



Bruce County Housing Corporation Minutes

July 6, 2017

3:18 p.m.

Township of Huron-Kinloss Council Chambers
Ripley, Ontario

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

Staff: Kelley Coulter, Chief Administrative Officer
Darlene Batte, Deputy Clerk
Christine MacDonald, Director of Social Services and Housing
Donna Van Wyck, Clerk

1. Pecuniary Interest

There were no declarations of pecuniary interest.

2. Minutes

Moved by Councillor Robert Buckle
Seconded by Councillor Milt McIver

That the minutes of the June 1 and 15, 2017 meetings of the Bruce County Housing Corporation be adopted as circulated.

Carried

3. Information Items

The Housing Facilities Manager Report was received for information.

4. Next Meeting

The next meeting of the Bruce County Housing Corporation will take place on Thursday, August 3, 2017 in the Council Chambers, County Administration Centre, Walkerton, Ontario.

5. Adjournment

Moved by Councillor Milt McIver
Seconded by Warden Mitch Twolan

That the meeting of the Bruce County Housing Corporation adjourn at 3:19 p.m.

Carried

Councillor Anne Eadie, Chair
Social Services and Housing Committee



Board Report

To: Warden Mitch Twolan
Members of the Bruce County Housing Corporation

From: Christine MacDonald
Director of Social Services and Housing

Date: September 7, 2017

Re: 2nd Quarter 2017 - Arrears Report

Recommendation:

The 2nd Quarter 2017 Arrears Report is for information.

Background:

The Current Tenant Arrears - June 30, 2017

The following table details the current tenant arrears as at March 31, 2017 as compared to the tenant arrears for March 31, 2016.

Arrears	Arrears Balance as at June 30, 2016	Number of Tenants owing as at June 30, 2016	Arrears Balance as at June 30, 2017	Number of Tenants owing as at June 30, 2017
Rent	\$34,432.21	84	\$25,986.24	64
Maintenance	\$5,636.59	26	\$5,463.78	23
Misrepresentation	\$22,583.88	41	\$15,000.48	39
Utilities	\$2,403.86	19	\$3,390.43	18
TOTAL	\$65,056.54	170	\$49,840.93	144

The total current tenant arrears expressed, as a percentage as at June 30, 2017 is 3.0552%.ⁱ
The total tenant charges as at June 20, 2017 are \$1,631,393.73.



Former Tenant Arrears - As at June 30, 2016

The following table details the former tenant as if June 30, 2017 in comparison to June 30, 2016. The total former tenant arrears expressed, as a percentage as at June 30, 2017 is 4.58%.ⁱⁱ

Arrears	Arrears Balance as at June 30, 2016	Number of Tenants owing as at June 30, 2016	Arrears Balance as at June 30, 2017	Number of Tenants owing as at June 30, 2017
TOTAL	\$56,840.20	52	\$59,477.06	59

Landlord Tenant Board Notices - As at June 30, 2017

As at June 30, 2017 BCHC staff had issued 65 N4 notices for non-payment of rent. There has been two evictions as at June 30, 2017. Both evictions were for non-payment of rent.

The Tenant Coordinators currently have payment plans in good standing with 48 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:

A handwritten signature in black ink, appearing to read 'Kelley Coulter', written in a cursive style.

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.

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