



# Sault Ste. Marie Housing Corporation

District of Sault Ste. Marie Social Services

Administration Board

Conseil d'Administration des Services du District Sault Ste. Marie

Zhawenimi-Anokiitaagewin



## AGENDA

*Sault Ste. Marie Housing Corporation Meeting*

Thursday, October 17, 2019 @ 4:30 PM

DSSMSAB Board Room, 390 Bay Street, Suite 405

---

### 1. CALL TO ORDER

### 2. APPROVAL OF AGENDA

#### **Resolution #19-050**

Moved By: D. Edgar

Seconded By: L. Dufour

- 2.1 “**BE IT RESOLVED THAT** the Agenda for the August 15, 2019 Sault Ste. Marie Housing Corporation Board meeting be approved as presented.”

### 3. DECLARATIONS OF PECUNIARY INTEREST

### 4. APPROVAL OF PREVIOUS MINUTES / ACCOUNTS

#### **Resolution #19-051**

Moved By: S. Hollingsworth

Seconded By: K. Lamming

- 4.1 “**BE IT RESOLVED THAT** the Minutes from the Sault Ste. Marie Housing Corporation Board meeting dated August 15, 2019 be adopted as recorded.”

## 5. MANAGER REPORTS

### CORPORATE SERVICES

#### Resolution #19-052

Moved By: R. Niro

Seconded By: D. Edgar

- 5.1 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the October 17, 2019 Property Procurement Committee Information Report of the Director of Housing Services as information."

#### Resolution #19-053

Moved By: P. Christian

Seconded By: S. Hollingsworth

- 5.2 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the October 17, 2019 report of the Director of Corporate Services and approve the 2020 operating budget as presented."

## 6. OTHER BUSINESS / NEW BUSINESS

## 7. ADJOURNMENT

#### Resolution #19-056

Moved By: K. Lamming

Seconded By: S. Hollingsworth

- 7.1 **"BE IT RESOLVED THAT** we do now adjourn"

### NEXT REGULAR BOARD MEETING

November 14 at 4:30 PM  
390 Bay Street, Suite 405



# Sault Ste. Marie Housing Corporation

District of Sault Ste. Marie Social Services

Administration Board

Conseil d'Administration des Services du District Sault Ste. Marie

Zhawenimi-Anokiitaagewin



## MINUTES

*Sault Ste. Marie Housing Corporation Meeting*

Thursday, August 15, 2019 @ 4:30 PM

DSSMSSAB Board Room, 390 Bay Street, Suite 405

---

<b>PRESENT:</b>	S. Hollingsworth	J. Gawne	K. Lamming
	M. Bruni	R. Niro	L. DuFour
	D. Edgar	P. Christian	

<b>STAFF:</b>	M. Nadeau	D. Petersson	J. Barban
	S. Ford	R. Rushworth	A. Kohler

---

1. **CALL TO ORDER** at 6:13 PM by Board Chair, Janet Gawne

## 2. APPROVAL OF AGENDA

### Resolution #19-040

Moved By: S. Hollingsworth

Seconded By: L. Dufour

- 2.1 **“BE IT RESOLVED THAT** the Agenda for the August 15, 2019 Sault Ste. Marie Housing Corporation Board meeting be approved as presented.”  
**CARRIED**

3. **DECLARATIONS OF PECUNIARY INTEREST**  
NONE

## 4. APPROVAL OF PREVIOUS MINUTES / ACCOUNTS

### Resolution #19-041

Moved By: M. Bruni

Seconded By: K. Lamming

- 4.1 **"BE IT RESOLVED THAT** the Minutes from the Sault Ste. Marie Housing Corporation Board meeting dated June 20, 2019 be adopted as recorded."  
**CARRIED**

## 5. MANAGER REPORTS

### HOUSING

### Resolution #19-042

Moved By: R. Niro

Seconded By: D. Edgar

- 5.1 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the August 15, 2019 Affordable Home Ownership Program report of the Director of Housing Services and accept \$299,000 from the Investing in Change Fund (ICF) from the District of Sault Ste. Marie Social Services Administration Board (DSSMSSAB) in order to launch an Affordable Home Ownership Program."  
**CARRIED**

### Resolution #19-043

Moved By: P. Christian

Seconded By: S. Hollingsworth

- 5.2 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the August 15, 2019 Unsold Tax Sale Property Report of the Director of Housing Services and move to purchase the property located at 47 Wellington Street West from the Corporation of the City of Sault Ste. Marie for a cost of \$1.00. "  
**CARRIED**

**Resolution #19-044**

Moved By: L. Dufour

Seconded By: M. Bruni

5.3 **“WHEREAS** the Sault Ste. Marie Housing Corporation (SSMHC) works to find efficiencies wherever possible;

**AND WHEREAS** it is extremely important that we maintain all our assets to the highest possible standards;

**AND FURTHER** that by tendering simultaneously for the roofs at 55 and 90 Chapple would achieve maximum savings;

**THEREFORE BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) award tender PTC 2019-03 Roof Replacements Tender – 55 and 90 Chapple Avenue to the lowest bidder, Maverick and Son Exteriors and Consulting Services Inc. at a cost of \$1,282,074.24 as identified in the report.“

**CARRIED by E-vote August 6 2019**

**Resolution #19-046**

Moved By: D. Edgar

Seconded By: L. Dufour

5.4 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the August 15, 2019 Proposed Development for former Rosedale School location of the Director of Housing Services and sign the Contribution Agreement for \$1,751,153 with the District of Sault Ste. Marie Social Services Administration Board (DSSMSSAB) for funding to construct nine (9) one-bedroom apartments and a Community Hub within the former Rosedale School.

**AND BE IT FURTHER RESOLVED THAT** the balance of funding required for construction completion be obtained through a conventional mortgage, not to exceed \$600,000.”

**CARRIED**

**Resolution #19-047**

Moved By: S. Hollingsworth

Seconded By: R. Niro

5.5 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now move into closed session.”

**CARRIED**

**Resolution #19-048**

Moved By: M. Bruni

Seconded By: K. Lamming

- 5.6 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now return to open session."  
**CARRIED**

**Resolution #19-049**

Moved By: S. Hollingsworth

Seconded By: P. Christian

- 5.7 **"BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the terms of reference for the SSMHC procurement committee as presented."  
**CARRIED**

**6. OTHER BUSINESS / NEW BUSINESS**

**7. ADJOURNMENT**

**Resolution #19-045**

Moved By: K. Lamming

Seconded By: D. Edgar

- 7.1 **"BE IT RESOLVED THAT** we do now adjourn" Meeting adjourned at 6:51 PM  
**CARRIED**

**NEXT REGULAR BOARD MEETING**

September 19, 2019 at 4:30 PM  
390 Bay Street, Suite 405



**Social Services | Services Sociaux  
Zhawenimi-Anokiitaagewin**  
Sault Ste. Marie District

## **SAULT STE. MARIE HOUSING CORPORATION**

### **BOARD REPORT**



**AUTHOR:** Jeff Barban

**DATE:** October 17, 2019

**RE:** Property Procurement Committee Information Report

---

#### **RECOMMENDATION**

This report is provided for information purposes.

#### **BACKGROUND INFORMATION**

The SSMHC Property Procurement Committee was formed to investigate and purchase potential rental properties or homes that would qualify for the Affordable Home Ownership program as per previous board resolution.

#### **SUMMARY/OVERVIEW**

The Property Procurement Committee submitted on September 22, 2019 an Agreement to Purchase 43 Wellington St. West for \$4,500. The property is located directly east of 45 Wellington St. W. the property the SSMHC has previously purchased from the City of SSM for \$1.00.

The Agreement to Purchase has been accepted by the owner and closes on October 18, 2019.

#### **STRATEGIC PLAN IMPACT**

The Affordable Home Ownership Program impacts two strategic areas: Innovation and Strategic Engagement.

The purchasing and renovation of properties in the downtown core is an innovative solution to increasing affordable housing. Working with the Ontario Works Employment Program, Habitat for Humanity and the Corporation of the City of Sault Ste. Marie Finance, Planning and Enterprise Services Departments speaks to strategic engagement providing affordable housing within the City of Sault Ste. Marie.

#### **FINANCIAL IMPLICATIONS**

There will be no impact as funds have been identified within the SSMHC budget.

DATE: October 17, 2019

**CONCLUSION**

This strategic purchase will provide affordable homes for eligible Social Services' families to become first time homeowners. The Affordable Home Ownership Program will meet the requirements of the 10 Year Housing and Homelessness plan by increasing the availability of affordable housing. The Affordable Home Ownership Program will also benefit the entire community by taking an otherwise abandoned home or a home in disrepair and retrofit it to rejuvenate the existing neighbourhood.

By focusing on the downtown core, this project will allow for the purchase of low cost homes while also improving the overall economic well-being of the community.

Respectfully submitted,

Approved by:



Jeff Barban  
Director Housing Services

Mike Nadeau  
Chief Administrative Officer





**Social Services | Services Sociaux  
Zhawenimi-Anokiitaagewin**  
Sault Ste. Marie District

## **SAULT STE. MARIE HOUSING CORPORATION**

### **BOARD REPORT**



**AUTHOR:** David Petersson

**DATE:** October 17, 2019

**RE:** 2020 SSMHC Operating Budget

---

#### **RECOMMENDATION**

That the Sault Ste. Marie Housing Corporation (SSMHC) approve the 2020 Operating Budget as presented.

#### **BACKGROUND INFORMATION**

For 2020, there are increases in certain costs due to the addition of Rosedale and Second Line West locations. An offset with increasing revenues will also be realized, however, due to timing of site completions and being available for rent, the full impact of that will not be realized until subsequent years.

#### **SUMMARY/OVERVIEW**

The 2020 budget includes projected operating costs as well as capital projects. New this year is an additional \$861K in capital costs; however, these costs are directly tied into the new Canada-Ontario funding opportunities (COCHI/OPHI). This funding is received by the District of Sault Ste. Marie Social Services Administration Board (DSSMSSAB) and transferred to the SSMHC.

#### **STRATEGIC PLAN IMPACT**

The 2020 budget will continue to support the DSSMSAB's strategic plan going forward. That being sustained **Service Delivery**, **Organizational Structure**, while strengthening strategic **Community Partnerships**.

#### **FINANCIAL IMPLICATIONS**

DSSMSSAB will fund (via a direct transfer) the amount of \$3,376,409 to support the 2020 operating and capital budget. Of that amount, \$861,609 represents new Federal/Provincial funding.

DATE: October 17, 2019

**CONCLUSION**

Factoring the new buildings undertaken in 2019, the 2020 budget as presented will ensure the SSMHC has the financial ability to support, not only the day-to-day requirements of the Housing Providers but also the capital needs.

Respectfully submitted,

Approved by:



Dave Petersson  
Director of Corporate Services



Mike Nadeau  
Chief Administrative Officer



**Social Services | Services Sociaux**  
**Zhawenimi-Anokiitaagewin**

Sault Ste. Marie District

# SAULT STE. MARIE HOUSING CORPORATION

## BUDGET

### EXPENDITURES

TOTAL EXPENDITURES	BUDGET - 2018	BUDGET - 2019	BUDGET - 2020	2020 TO 2019	
				\$ CHANGE	% CHANGE
Operations - net of revenue	1,103,700.00	961,250.00	1,214,800.00	253,550.00	26.38%
Capital	1,300,000.00	1,300,000.00	2,161,609.00	861,609.00	66.28%
Subtotal	2,403,700.00	2,261,250.00	3,376,409.00	1,115,159.00	49.32%
Public Housing Debentures	514,717.00	514,900.00	256,146.00	(258,754.00)	-50.25%
<b>GRAND TOTAL</b>	<b>2,918,417.00</b>	<b>2,776,150.00</b>	<b>3,632,555.00</b>	<b>856,405.00</b>	<b>30.85%</b>

### FUNDING & REVENUE

TOTAL INCOME	BUDGET - 2018	BUDGET - 2019	BUDGET - 2020	2020 TO 2019	
				\$ CHANGE	% CHANGE
Public Housing Debentures	514,717.00	514,900.00	256,146.00	(258,754.00)	-50.25%
Reserves	-	-	-	-	0.00%
<b>GRAND TOTAL</b>	<b>514,717.00</b>	<b>514,900.00</b>	<b>256,146.00</b>	<b>(258,754.00)</b>	<b>-50.25%</b>

<b>DSSMSSAB Funding</b>	<b>\$ 2,403,700.00</b>	<b>\$ 2,261,250.00</b>	<b>\$ 3,376,409.00</b>
		% Change	49.32%
		\$ Change	\$ 1,115,159.00

Variance over Prior Year		
without additional Capital spend		
% Change	\$	253,550.00
\$ Change		11.21%

# SAULT STE. MARIE HOUSING CORPORATION

## BUDGET

### EXPENDITURES

TOTAL EXPENDITURES	BUDGET - 2018	BUDGET - 2019	BUDGET - 2020	2020 TO 2019	
				\$ CHANGE	% CHANGE
Materials and Services	1,910,350.00	1,770,565.00	1,946,860.00	176,295.00	9.96%
Utilities	1,270,000.00	1,225,000.00	1,262,000.00	37,000.00	3.02%
Municipal Property Taxes	910,000.00	975,000.00	1,101,000.00	126,000.00	12.92%
Corporate Costs	186,350.00	191,785.00	207,640.00	15,855.00	8.27%
Subtotal	4,276,700.00	4,162,350.00	4,517,500.00	355,150.00	8.53%
Capital Projects	1,300,000.00	1,300,000.00	1,300,000.00	-	0.00%
Fed/Prov Funded Capital	-	-	861,609.00	861,609.00	0.00%
Subtotal	1,300,000.00	1,300,000.00	2,161,609.00	861,609.00	66.28%
<b>GRAND TOTAL</b>	<b>5,576,700.00</b>	<b>5,462,350.00</b>	<b>6,679,109.00</b>	<b>1,216,759.00</b>	<b>22.28%</b>

### FUNDING & REVENUE

TOTAL INCOME	BUDGET - 2018	BUDGET - 2019	BUDGET - 2020	2020 TO 2019	
				\$ CHANGE	% CHANGE
Rent	3,084,000.00	3,110,300.00	3,189,800.00	79,500.00	2.56%
Tenant Recoveries	50,000.00	55,500.00	51,500.00	(4,000.00)	-7.21%
Interest and Sundry Revenue	35,000.00	36,300.00	56,500.00	20,200.00	55.65%
Laundry Revenue	32,000.00	28,000.00	26,000.00		
Pop Revenue	14,000.00	12,000.00	9,400.00		
Bad Debts Recoveries (Writeoff)	(42,000.00)	(41,000.00)	(30,500.00)	10,500.00	-25.61%
<b>GRAND TOTAL</b>	<b>3,173,000.00</b>	<b>3,201,100.00</b>	<b>3,302,700.00</b>	<b>106,200.00</b>	<b>3.32%</b>

<b>DSSMSSAB Funding</b>	<b>\$ 2,403,700.00</b>	<b>\$ 2,261,250.00</b>	<b>\$ 3,376,409.00</b>
-------------------------	------------------------	------------------------	------------------------