



District of Sault Ste. Marie

Social Services Administration Board

- Ontario Works
- Child Care
- Social Housing
- Land Ambulance

SOCIAL HOUSING COMMITTEE

DRAFT Minutes for Monday June 23, 2003

Civic Centre, Thompson Boardroom at 3:00pm

Attendance: Peter Vaudry Debbie Amaroso
Rick Cobean Pat Mick
Gary Avery Kim Streich-Poser

The meeting was called to order at 3:05pm.

1. Review of the Minutes from the March 5, 2003 Social Housing Committee Meeting.

The minutes were accepted as written

2. Housing Programs
A/ Interim Benchmarks

Rick Cobean advised the committee that 50% of the providers have been provided with their interim benchmarks. It appears that their budgets are being increased by approximately 2.5% to meet the benchmarks. The finalized benchmarks will be available in the fall 2003. Rick explained to the committee how high need (subsidy) tenants resulted in low revenue for the provider. Having a distribution of high need and lower need is crucial in their achieving their benchmarks. If it is felt that the benchmark is inappropriate, a business case must be completed and submitted to the Ministry of Municipal Affairs and Housing for reconsideration. Rick and his staff are working with the providers to establish what their actual costs and revenues are. This information will be used to evaluate their benchmarks and determine if they are appropriate in a timely fashion.

Mooselodge Housing have identified that their benchmarking is not appropriate and will be requesting a review of their benchmarks. The amount allocated for utilities is not sufficient. P. Vaudry asked if the benchmarks will be high or low. Each provider will have to monitor their base benchmarks and the incremental increases to determine this.

Neech Ke When, and the transferred federal programs will not be benchmarked. Only the previous provincial programs will be benchmarked.

B/ Newsletter/ Post Transfer Assessment Update

Rick Cobean provided the committee with a summary of how they did with the Post Transfer Review by the Ministry of Municipal Affairs and Housing. 20 Service Managers have been reviewed. Rick commended his staff for the work they put together and their role in achieving the positive review. The input from the Service Providers and their contributions has also been helpful. An article was submitted to the Social Services Newsletter. P. Vaudry suggested a copy be sent to Chris Belsito, City of SSM Communications Officer.

A written report from MMAH is expected.

3. Social Housing Division

A/ Bad Debt Write-Offs

Gary Avery advised the Committee of the need for the Corporation to have a policy on Bad Debt write-offs. This recommendation comes from the Audit report for 2002. Based on the information provided by Gary, the committee felt that quarterly reporting on bad debt write offs would be sufficient. These write offs will be brought quarterly to the full board for approval.

B/ 2003 Tenders Issued (Capital Works)

This document was circulated to the committee for their information and to make them aware of the kinds of tenders completed by the Corporation. D. Amaroso sits on the Housing Corporation tender committee. There was discussion regarding the criteria for granting tenders. The lowest bid does not always get granted. Qualifications and reputation are also taken into consideration. It was noted that the funds for capital works goes to support local business and the local economy.

C/ Revised Operational Procedure for Tenants Owing PUC Charges

Gary explained to the committee that some tenants living in single detached dwellings have been delinquent in paying their PUC bills. In the past, rather than have PUC cut off the Housing Corporation would start paying these to ensure that no damage occurred to the building. As such,

these tenants go on receiving PUC and not having to pay. Gary would like to advise PUC that over the summer months that utilities to these tenants could be cut off as there is little risk to the building in summer. This would then force the tenant to make arrangements to pay PUC. Housing Corporation cannot evict tenants for not paying their PUC. Both Pat Mick and Peter Vaudry sit on the PUC Board. Doing this would send a message to all tenants that they must pay their PUC. Tenants will be advised that this action will be taken.

The committee approved the approach.

D/ Policy Governing the Erection of Exterior Structures/Installations by Tenants

Gary is working with Nuala Kenny, from the Legal Department on developing this policy as it includes reference to a number of existing City By-laws and codes. This issue came forward in response to a specific tenant wanting to have a pool set up in her yard. The tenant is prepared to comply with all provisions once they are identified. This policy will limit the liability of the Boards. Once complete the policy will be brought forward for Board approval.

4. Other Business

A/ Letter of response from David Young, Minister of MMAH regarding the Social Housing funding issues.

Rick Cobean advised the committee that he has followed up with the Ministry on the recommendations from Minister Young. The Ministry is prepared to look at these issues and help in seeking resolution.

5. Handouts Attached for Information

- Social Housing Services Corporation Consolidated Financial Statements for December 31, 2002
- French Version of the Public Information Package
- Revised Directive 2002-09a, RE: *Definition of Disabled/Handicapped in Regards to Modified Units*
- Revised Special Needs/Modified Housing Application

6. Next Meeting – Monday September 22, 2003 3:30pm

7. Adjournment

