



District of Sault Ste. Marie

Social Services Administration Board

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

SOCIAL HOUSING COMMITTEE

DRAFT MINUTES For Thursday, December 9, 2004

Korah Boardroom, Civic Centre at 11:00 a.m.

PRESENT: P. Mick L. Madonna J. Curran

CITY STAFF: G. Avery J. Crawford R. Cobean
A. McRae

DSSMSSAB STAFF: K. Streich-Poser A. Nanne (notes)

The meeting was called to order by committee chair, P. Mick at 11:04 a.m.

Review of the Minutes from the Thursday, October 14, 2004 Social Housing Committee Meeting

The committee reviewed the minutes from Thursday, October 14, 2004 and they were accepted as distributed.

Business Arising from the Minutes

P. Mick discussed the hot water issue at the PUC meeting. She was informed that the PUC is mandated to keep the water at a higher temperature to prevent bacteria and that they do not have a choice with the temperature level. G. Avery agreed to this comment and was aware of the mandate.

Sault Ste. Marie Housing Corporation

Financial Impact of Municipal Waste Disposal Policy on SSMHC Properties

G. Avery discussed the new Municipal Waste Disposal Policy and the additional costs associated. He anticipates that expenses will grow an additional \$12,000 - \$15,000 as a result of this policy and feels that we will need to evaluate the merits of the increased spending. G. Avery commented that this is currently an information item and will keep the committee informed as things progress.

P. Mick asked if there are any funding programs available to assist with these costs. G. Avery responded that the Sault Ste. Marie Housing Corporation is considered a municipality and therefore ineligible for funding.

L. Madonna inquired about the amount of recycling that occurs at the Sault Ste. Marie Housing Corporation properties. G. Avery replied that we do not have the storage or sorting facilities for recycling. Larger apartment buildings are more suited to this process than the smaller establishments. P. Mick asked about the possibility of having an open facility similar to the one in Prince Township. G. Avery told the committee that this sort of facility is not an option at this time. P. Mick expressed an interest in having this issue pursued and investigated with the Board of Works. G. Avery said that they are currently working with the Board of Works.

K. Streich-Poser asked if there has been an issue with the bins and garbage levels since the implementation of the Municipal garbage bag limit. G. Avery responded that he has not seen a change. Individual housing clients are free to recycle as they wish. In the larger buildings there is a waste disposal issue.

K. Streich-Poser asked R. Cobean if this has become an issue for his Housing Providers. He replied that at this time garbage or recycling has not been an issue and that they have all purchased the necessary equipment. He did add that there might be an impact on the workload for their custodians. There is a greater concern with the disposal of medical supplies such as needles.

Update on Tender Awards - 2004 Capital Works Program

G. Avery provided an update for the Tender Awards to date. The committee reviewed the material provided. P. Mick noted that she was present at some of the tender openings and that this was not noted on the records. G. Avery will look into this matter.

P. Mick asked what the common practice is for any tender meetings where she or B. Hayes cannot attend. G. Avery responded that they generally go ahead and open the tenders and meet with committee members at the next possible date.

L. Madonna asked if they are required to take the lowest bidder. He was told that the Sault Ste. Marie Housing Corporation is not required to take the lowest bidder but cannot remember the last time they did not do so. There is a caveat in place for the discretion of the Sault Ste. Marie Housing Corporation when accepting bids.

Conversion to Pay-per-Use Laundry Facilities

G. Avery provided handouts and background information regarding the implementation of pay-per-use laundry facilities. The coin-operated laundries of the past were difficult and have now been converted to a card-activated system. G. Avery does not anticipate any negative feedback from this change.

The Sault Ste. Marie Housing Corporation sent out a request for proposal and received only one response from Coinamatic Canada Inc. The interested supplier has a good reputation and the Sault Ste. Marie Housing Corporation has a comfort

level with this provider. G. Avery would like to have the Social Housing Committee recommend the acceptance of Coinamatic Canada Inc. for the next DSSMSSAB meeting. L. Madonna made a motion and J. Curran seconded.

Sault Ste. Marie Social Housing Programs

Sault Moose Lodge Housing Corporation (update)

R. Cobean provided an update on the Sault Moose Lodge Housing Corporation matter. They took his advice and reversed their original resolution and therefore no action needs to be taken with them at this time. The Sault Moose Lodge Housing Corporation will contact the credit bureau to pursue further proceedings.

Capital funding request from MMAH for Cara Community Corp. (update)

R. Cobean has not heard anything yet from the Ministry of Municipal Affairs and Housing. Cara Community is also curious and waiting for any response forthcoming. D. Oraziotti, local MPP, has been contacted in order to try and speed up the process. K. Streich-Poser commented that we have demonstrated due diligence in this matter while assisting Cara Community with the Ministry of Municipal Affairs and Housing.

Special Priority Review Report

This is a Provincial initiative to review the Special Priority Policy. There is a lot of pressure to compile the information and there are a lot of issues being examined such as the length of time a victim needs to be removed from an abuser. It may take up to a year for this matter to be discussed.

Ministry Review of Special Priority Process

An accounting firm conducted the review and produced a report. The Sault Ste. Marie Housing complied with every single item and we are considered a "best practice" service provider.

Provincial Benchmarking of Housing Providers (update)

R. Cobean has been working on Provincial Benchmarking for a great deal of time. From what we have been given and based on conjecture from the numbers provided by the Ministry, we should receive \$700,000 in funding (100% DSSMSSAB funded). We are still in the process of working out the numbers. By the DSSMSSAB Board meeting next week, R. Cobean should have better numbers and a more exact idea.

He took the committee members through the benchmarking model provided in a handout. R. Cobean will use the numbers provided and complete a 10-year projection to see how things will work out.

K. Streich-Poser asked if there are any repercussions for benchmarking. R. Cobean commented that we have 3-months after implementation to take action. He would like to suggest using the NOSDA group as a voice for concerns.

McRae asked if any other Social Housing counterparts are experiencing the same problems and concerns. R. Cobean said that Sudbury and others are voicing similar concerns. ONPHA and other housing groups from large municipalities do not have difficulty with the current proposed benchmarking methods. Municipalities experiencing "growth" will be much better off with this procedure.

R. Cobean commented that he has three recommendations that he would like to bring forward at the DSSMSSAB meeting regarding the benchmarking process and implementation. He added that this would have a significant influence on our budgeting process.

Affordable Housing Program Consultation

K. Streich-Poser addressed this issue. She attended a meeting in Sudbury last week and provided an update for the committee members. New Federal funding is being made available to increase affordable housing using more than strictly rent-subsidy.

The message given at this consultation is that there needs to be flexibility for the service providers in regards to the use of the funds and options for communities. There also needs to be some comprehensive community planning to prevent fragmentation and duplication with various groups and organizations. The ministry anticipates contacting communities in the next 4 to 6 months.

Next Meeting

K. Streich-Poser commented that there might need to be an interim meeting once the benchmarking begins. The next committee meeting might need to be earlier than March 2005. The committee will look to tentatively set something up in January.

Adjournment

Meeting adjourned at 12:07 pm