



# 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



## **REGULAR AGENDA**

*Sault Ste. Marie Housing Corporation*

Thursday, March 16, 2023 @ 4:30 PM

390 Bay Street, Suite 405

### 1. CALL TO ORDER

### 2. APPROVAL OF AGENDA

#### **Resolution #23-017**

Moved By: S. Hopkin

Seconded By: S. Spina

- 2.1 “**BE IT RESOLVED THAT** the Agenda for the March 16, 2023 Sault Ste. Marie Housing Corporation Board meeting be approved as presented.”

### 3. DECLARATIONS OF PECUNIARY INTEREST

### 4. APPROVAL OF PREVIOUS MINUTES / ACCOUNTS

#### **Resolution #23-018**

Moved By: M. Bruni

Seconded By: J. Hupponen

- 4.1 “**BE IT RESOLVED THAT** the Minutes from the Sault Ste. Marie Housing Corporation Board (SSMHC) meeting dated February 16, 2023 be adopted as recorded.”

## 5. MANAGERS REPORTS

### CORPORATE SERVICES

#### Resolution #23-019

Moved By: J. Hupponen

Seconded By: M. Bruni

- 5.1 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the March 16, 2023 SSMHC 2023 Operating budget report of the Director of Corporate Services and approve the 2023 Operating Budget using Option \_\_\_\_ as detailed in the report.”

#### Resolution #23-020

Moved By: A. Caputo

Seconded By: S. Hopkin

- 5.2 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now enter into closed session for the security of property and advice that is subject to solicitor-client privilege.”

#### Resolution #23-021

Moved By: E. Palumbo

Seconded By: S. Spina

- 5.5 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now return to open session.”

## 6. NEW BUSINESS

## 7. ADJOURNMENT

#### Resolution #23-022

Moved By: A. Caputo

Seconded By: M. Bruni

- 7.1 “**BE IT RESOLVED THAT** we do now adjourn”

#### **NEXT REGULAR BOARD MEETING**

Thursday, April 20, 2023 at 4:30 PM



# 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 Regular Meeting**

*Sault Ste. Marie Housing Corporation*

Thursday, February 16, 2023 @ 5:15 PM

390 Bay Street, Suite 405

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<b>PRESENT:</b>	L. Dufour S. Spina J. Hupponen	L. Vezeau-Allen A. Caputo S. Hopkin	E. Palumbo
<b>REGRETS:</b>	M. Bruni		
<b>STAFF:</b>	M. Nadeau L. Bruni J. Pearson	S. Ford C. Fairbrother A. Kohler	D. Petersson A. Borrelli

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**1. CALL TO ORDER** BY Board Chair, L. Dufour at 7:50 PM

## **2. APPROVAL OF AGENDA**

### **Resolution #23-009**

Moved By: A. Caputo

Seconded By: S. Spina

2.1 “**BE IT RESOLVED THAT** the Agenda for the February 16, 2023 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 #23-010**

Moved By: S. Spina

Seconded By: E. Palumbo

- 4.1 “**BE IT RESOLVED THAT** the Minutes from the Sault Ste. Marie Housing Corporation Board (SSMHC) meeting dated January 19, 2023 be adopted as recorded.”  
**CARRIED**

**5. MANAGERS REPORTS**

**HOUSING SERVICES**

**Resolution #23-011**

Moved By: J. Hupponen

Seconded By: S. Hopkin

- 5.1 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the February 16, 2023 Proposed Affordable Housing Rent Increases Report of the Integrated Programs Manager and increase affordable rent levels to coincide with the 2023 Ontario Market Rent Increase Guidelines of 2.5%.”  
**CARRIED**

**Resolution #23-012**

Moved By: M. Bruni

Seconded By: L. Vezeau-Allen

- 5.2 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the February 16, 2023 Proposed Market Rent Increase Report of the Integrated Programs Manager and increase rents as detailed in the report.”  
**CARRIED**

## **CORPORATE SERVICES**

### **Resolution #23-013**

Moved By: S. Hopkin

Seconded By: A. Caputo

- 5.3 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the February 16, 2023 SSMHC 2023 Operating budget report of the Director of Corporate Services and accept the 2023 Operating Budget as information.”

**CARRIED**

### **Resolution #23-014**

Moved By: J. Hupponen

Seconded By: S. Hopkin

- 5.4 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now enter into closed session for the acquisition of property.”

**CARRIED**

Entered into closed session at 8:10 PM

### **Resolution #23-015**

Moved By: E. Palumbo

Seconded By: S. Spina

- 5.5 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now return to open session.”

**CARRIED**

Returned to open session at 8:37 PM

## **6. NEW BUSINESS**

## **7. ADJOURNMENT**

### **Resolution #23-016**

Moved By: L. Vezeau-Allen

Seconded By: S. Spina

- 7.1 “**BE IT RESOLVED THAT** we do now adjourn”

**CARRIED**

Meeting adjourned at 8:37 PM

### **NEXT REGULAR BOARD MEETING**

Thursday, March 16, 2023 at 4:30 PM



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

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

### **BOARD REPORT**



**AUTHOR:** David Petersson

**DATE:** March 16, 2023

**RE:** 2023 SSMHC Operating Budget

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#### **RECOMMENDATION**

That the Sault Ste. Marie Housing Corporation (SSMHC) review the 2023 Operating Budget as presented and provide direction based on the options brought forward for consideration.

#### **BACKGROUND INFORMATION**

The 2023 SSMHC full operating budget was presented at the February 16, 2023 board meeting for review and discussion and shown below for reference. This budget reflects a DSSAB Operating Subsidy reflects a \$795K increase over 2022

The 2023 budget takes into account many of the recent property acquisitions including both market rent and subsidized. Additionally, there was a reduction of \$305,710 of DSSAB municipal levy in 2022 from 2021, which we were not able to realize to significant operational costs (inflation, construction and repair increases, unit repair and significant delays in Landlord and Tenant Board tribunal hearings, etc).

Cost pressures realized in 2022 have been included with further allowance for increase costs/rates associated with goods and services, construction related costs, additional and added security requirements, and insurance industry rate increases.

<b><u>Sault Ste. Marie Housing Corporation</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>	<b><u>2023</u></b>
<b><i>Capital Costs</i></b>	<b>1,326,000</b>	<b>1,358,000</b>	<b>1,390,728</b>
Materials and Services (see detail)	2,616,625	2,492,866	3,428,182
Utilities	1,453,000	1,920,000	2,050,000
Municipal Property Taxes	1,310,181	1,290,000	1,616,830
Corporate Costs	292,300	354,370	470,500
KBK Program	18,000	18,000	-
<b><i>Subtotal - Operating Costs</i></b>	<b>5,690,106</b>	<b>6,075,236</b>	<b>7,565,512</b>
<b>Total Budget</b>	<b>7,016,106</b>	<b>7,433,236</b>	<b>8,956,240</b>
Rent	4,393,056	5,118,656	5,617,400
Tenant Recoveries	60,500	78,500	178,800
Interest & Other revenue	94,000	132,240	255,217
Bad Debt recoveries (writeoff)	(46,250)	(106,250)	(101,000)
<b>Total Revenue</b>	<b>4,501,306</b>	<b>5,223,146</b>	<b>5,950,417</b>

<b><u>DSSMSSAB Subsidy</u></b>	<b><u>2,514,800</u></b>	<b><u>2,210,090</u></b>	<b><u>3,005,823</u></b>
<i>\$ change</i>		(304,710)	795,733
<i>% Change</i>		-12.12%	36.00%

**SUMMARY/OVERVIEW**

Management has reviewed various options for the SSMHC which are summarized below.

**Option #1** - no reduction in Capital Budget request.

**Option #2** - this option proposes a reduction in the SSMHC Capital budget by \$25,000 and corresponding DSSAB Subsidy by the same amount to \$2,980,823 or 34.87% change over the previous year.

**Option #3** - this option proposes a reduction in the SSMHC Capital budget by \$50,000 and corresponding DSSAB Subsidy by the same amount to \$2,955,823 or 33.74% change over the previous year..

**Option #4** - this option proposes a reduction in the SSMHC Capital budget by \$75,000 and corresponding DSSAB Subsidy by the same amount to \$2,930,823 or 32.61% change over the previous year.

**Recommendation**

Management is recommending Option #1 with no change to the SSMHC budget as presented in February. This will maintain the Capital budget line and mitigate the risk on

DATE: March 16, 2023

unexpected capital expenditures. As well, it will enable the SSMHC to access the funding opportunity with CMHC under the National Housing Co-Investment Fund.

**STRATEGIC PLAN IMPACT**

The 2023 budget will continue to support the SSMHC 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 \$3,005,823 to support the 2023 operating and capital budget.

**CONCLUSION**

New properties acquired in recent years (both market and subsidized) will ensure the SSMHC has the financial ability to support, not only the day-to-day requirements of the Housing Operations but also the capital needs.

Respectfully submitted,

Approved by:



Dave Petersson  
Director of Corporate Services

Mike Nadeau  
Chief Executive Officer