



## BRANT AND BRANTFORD LOCAL HOUSING CORPORATION BOARD OF DIRECTORS AGENDA

Wednesday, December 6, 2023

Immediately following Social Services Committee Meeting

Council Chambers, Brantford City Hall

58 Dalhousie Street, Brantford

This meeting will be held in a hybrid meeting format, whereby residents can attend virtually or in-person. To view the livestream of the meeting, please visit: [Brantford.ca/MeetingsOfCouncil](https://brantford.ca/MeetingsOfCouncil). To register to attend in-person as a delegate please visit: [Brantford.ca/DelegateRegistration](https://brantford.ca/DelegateRegistration). To register to appear virtually as a delegation please go to [calendar.brantford.ca/meetings](https://calendar.brantford.ca/meetings), select the meeting you would like to either speak at or attend, and click on the unique registration link. Members of the public who wish to attend a meeting in person without participating in the discussion are not required to register in advance. For more information about how to participate in City meetings, please call us at 519-759-4150.

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**Pages**

1. ROLL CALL
2. DECLARATIONS OF CONFLICTS OF INTEREST
3. PRESENTATIONS/DELEGATIONS [list, if any, available at the meeting]
4. ITEMS FOR CONSIDERATION
5. CONSENT ITEMS

5.1 **Brant and Brantford Local Housing Corporation Third Quarter Report (July - September 2023) [Financial Impact: None], 2023-671**

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- A. THAT Report 2023-671 Brant and Brantford Local Housing Corporation Third Quarter Report (July - September 2023) BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the

final resolution and staff report to the County of Brant.

**5.2 MINUTES**

**5.2.1 Brant and Brantford Local Housing Corporation Board of  
Directors Meeting - September 6, 2023**

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**6. RESOLUTIONS**

**7. NOTICES OF MOTION**

**8. ADJOURNMENT**



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**Date** December 6, 2023 **Report No.** 2023-671

**To** Chair and Members  
Brant and Brantford Local Housing Corporation

**From** Brian Hutchings, Chief Administrative Officer  
Acting Commissioner, Community Services and Social Development

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### 1.0 Type of Report

Consent Item  [X]  
Item For Consideration  [ ]

### 2.0 Topic **Brant and Brantford Local Housing Corporation Third Quarter Report (July - September 2023) [Financial Impact: None]**

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### 3.0 Recommendation

- A. THAT Report 2023-671 Brant and Brantford Local Housing Corporation Third Quarter Report (July - September 2023) BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

### 4.0 Executive Summary

This is the Brant and Brantford Local Housing Corporation Third Quarter (Q3 2023) report covering the time period July 1 – September 30, 2023 to keep the Board of Directors informed of the operations and management of the Brant and Brantford Local Housing Corporation (LHC) portfolio.

Highlights from Q2 2023 include:

- 2,388 completed work orders;
- 14 capital projects currently in progress;

- 
- 24 unit turnovers; and
  - Rental arrears owing to the LHC have decreased by \$8,663

This report provides current twelve month data and previous year results for comparative purposes. The LHC portfolio is well managed, providing much needed community housing for citizens in the County of Brant and the City of Brantford.

## 5.0 Purpose and Overview

The purpose of this report is to provide Social Services Committee, as Members of the Brant and Brantford Local Housing Corporation (LHC), an update on the operations of the LHC in Q3 2023.

## 6.0 Background

On January 1, 2001, Local Housing Authority properties were transferred to the City of Brantford as Phase 1 of the transfer of community housing (formerly called social housing). Within the County of Brant and the City of Brantford, Local Housing Authority units were transferred to the newly incorporated Brant and Brantford Local Housing Corporation (LHC). The Corporation of the City of Brantford is the sole shareholder of the LHC.

Effective January 1, 2002, the City of Brantford took over the management of the LHC portfolio.

Ministerial consent for the sale of ten LHC single family homes was received on February 10, 2016 from the Ministry of Municipal Affairs and Housing. In May 2016 by way of in-camera report PHSS2016-44 *Approval for the disposition of ten (10) LHC Single Family Homes*, staff were directed to proceed with the sale of these LHC housing assets. Report 2019-146 *Approval for the disposition of Eighteen (18) Brant and Brantford Local Housing Corporation (LHC) single Family Homes*, approved staff to proceed with the sale of the remaining eighteen (18) properties in the Woodlawn Meadows housing portfolio. One single family unit in the Woodlawn Meadows portfolio was sold in the month of January 2023 for \$580,000. This represents the eleventh Woodlawn Meadows property to be sold.

There were zero (0) sales of Woodlawn Meadows properties in Q3 2023. The remainder of the 17 Woodlawn Meadows properties will be sold through natural attrition.

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## 7.0 Corporate Policy Context

### [Brantford-Brant Housing Stability Plan \(2014-2024\)](#)

The City of Brantford Council's 2023-2026 Strategic Theme:

4. Create a vision and strategy for managing development and affordable housing.

County of Brant's 2019-2023 Strategic Priorities:

4. Reliable Infrastructure; and
5. Healthy, Safe and Engaged Citizens.

## 8.0 Input From Other Sources

City of Brantford - Finance Department

City of Brantford - Facilities Division

## 9.0 Analysis

The Brant & Brantford Local Housing Corporation (LHC) is a corporation subject to the *Ontario Business Corporations Act*. The LHC currently owns 863 units of community housing assets. The Corporation of the City of Brantford is the sole shareholder. Management of the LHC housing portfolio is provided through the Housing and Homelessness Services Department.

The following activities and financial information from Q3 2023 are provided in Appendix A of this quarterly report, demonstrating the ongoing effective management of the City's community housing infrastructure assets:

- Ongoing partnerships with various community-based organizations which offer tenant supports and programming to allow life skill training, food security, recreation and personal growth opportunities such as:
  - Brantford Food Bank – supporting the weekly food share at Winston Court with overflow (e.g., baby products) delivered to family housing sites;
  - Brant County SPCA, Pets for Life Program – Offering food for pets, access to emergency clinics for spay and neutering, and vaccines;

- 
- Brant Skills Centre – partnerships at family housing sites to connect tenants with resources and funding. BSC provides support for those who may want to return to school or work (e.g., safe food handling training); and
  - Community Paramedicine Program - a relatively new and evolving healthcare model. It allows paramedics to operate in expanded roles by assisting with public health, primary healthcare and preventive services to underserved, at-risk, and/or identified populations in the community.
- 2,388 work orders were completed in Q3 2023. This is a 4% increase from Q2 2023 when 2,302 work orders were completed and a 40% increase in comparison to Q3 2022 when 1,678 work orders were completed.

In 2023, staff reviewed and updated the process for issuing internal work orders to maintenance staff. Previously, a single work order would be issued for a unit which could include numerous repairs in different work programs: e.g., one work order could have included multiple repairs such as carpentry, plumbing, and drywall repair. Work orders are now issued to internal maintenance staff, by program and priority. Staff will be assessing the process change impact and providing an update in the Q4 2023 LHC report.

- Fourteen (14) capital projects are currently in progress (Appendix A) including:
  - **170 Trillium Way, Paris – Window and Balcony Door Replacment.**  
Windows and balcony doors are to be replaced. The project will be completed over a two year period (2023-2024);
  - **Sunrise Villa, Willow Street, Paris - Window Replacement**  
This Request for Quotes has closed, the contract has been awarded and work will commence by December 2023; and
  - **Riverside Gardens: 17 Marie, 43 Tecumseh, 46 and 50 Pontiac Roof Replacement**  
Project reached completion at end of Q3.

- Twenty-four (24) household turnovers (move-outs). This is a 20% decrease from Q2 2023 (n = 5) and a 4% increase in comparison to Q3 2022 (n = 1):
  - Turnovers at senior complexes (due to death and health related issues combined) account for the highest turnover rates in Q3 (n=9, 37%);
  - Tenant transfers to other buildings account for the second highest turnover rate this quarter (n=5, 21%). Most internal transfers are due to overhousing (too many bedrooms for the number of household members who live in the unit).

Figure 1 - Tenant Move-Outs by Reason

Unit Turnover Reason	Q3 2023		2023 Total	
Deceased	7	29%	16	18%
Transfer	5	21%	23	26%
None Given	3	13%	20	22%
Purchased Home	2	8%	2	2%
Health	2	8%	15	17%
Evicted	2	8%	4	4%
Other	2	8%	8	9%
Left Municipality	1	4%	1	1%
Left without Notice	0	0%	1	1%
<b>Totals</b>	<b>24</b>	<b>100%</b>	<b>90</b>	<b>100%</b>

- Rental arrears as a percentage of revenues has decreased by \$8,663 from 25% (\$108,724) in Q2 2023 to 23% (\$100,061) in Q3 2023.

Staff continue to review and monitor causes and are continuously working with households and implementing strategies to address outstanding rental arrears.

Tenants experiencing difficulties with rental arrears are being referred to the Housing Stability Worker pilot program and are being paired with a Housing Stability Worker in an effort to preserve their tenancy and assist in addressing issues that may be impacting housing stability.

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The Landlord and Tenant Board is actively working to improve service standards. This includes hiring more staff and adjudicators, and streamlining processes.

On average, a hearing for an L1 *Application to Evict a Tenant for Non-Payment of Rent and to Collect Rent the Tenant Owes* is now being scheduled within five months by the LTB. This is an improvement from earlier this year, when the average wait time was 8-10 months for a hearing.

## 10.0 Financial Implications

There are no direct financial implications associated with this report however, the 2023 LHC Operating Budgets are showing a deficit at the end of Q3 2023. The primary reason for this is the missing County of Brant revenues which will be reconciled at the end of the calendar year.

Rental revenues are over budget target and expenditures are lower in Q3 2023 than Q2 2023. The LHC is on track to be within budget for 2023. Staff will continue to monitor spending to be within budget or realize a surplus in 2023.

## 11.0 Climate and Environmental Implications

There are no direct climate or environmental implications directly associated with this report. However, municipal housing assets account for 38% of corporate building greenhouse gas (GHG) emissions as of 2022. In order for the City of Brantford to reach its target of net-zero emissions by 2050, capital repairs to existing buildings need to be completed in a way that reduces energy consumption and GHG emissions.

## 12.0 Conclusion

This report is provided to keep the Board of Directors updated on the operations and management of the Brant and Brantford Local Housing Corporation (LHC) portfolio.

The report provides both current twelve month data and previous year results for comparative purposes.

The LHC portfolio is well managed, providing much needed community housing for citizens in the County of Brant and the City of Brantford.





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Brian Hutchings  
Chief Administrative Officer

Reviewed By:

Mary Musson, CD, BA (Hons), Dipl MM  
Director, Housing and Homelessness Services

Prepared By:

Donna Kirchknopf  
Manager of Housing Operations

Attachments:

Appendix A - LHC Q3 2023 Report

Appendix B - LHC Q3 2023 Arrears Report

Copy to: NA

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required  yes  no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk  yes  no

Is the necessary by-law or agreement being sent concurrently to Council?  yes  no

**APPENDIX A**



Brant and Brantford  
Local Housing Corporation  
Quarterly Report

July - September 2023  
2023-671

Submitted by:

Donna Kirchknopf, Manager, Housing Operations

## QUARTERLY REPORT

July 1<sup>st</sup> to September 30<sup>th</sup>, 2023

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### **1. Local Housing Corporation**

The Brant and Brantford Local Housing Corporation (LHC) currently owns 863 units of housing. The sole shareholder is the City of Brantford. This portfolio is managed by City of Brantford and consists of high-rise and low-rise apartment buildings, townhouses and detached houses.

Over 2,600 residents (families, single adults and seniors) live in the LHC units and pay geared-to-income rent (RGI), which is approximately 30% of the gross monthly household income. Social Assistance recipients pay rent based on prescribed social assistance rent scales.

Housing Services staff provides day-to-day property management, rent collection, building maintenance, lease enforcement, and capital asset management functions. Tenants living in LHC units, have a range of service requirements that may include eviction prevention services, mediation and problem solving in order to maintain their tenancies.

<u>Housing Community</u>	<u>Address</u>	<u>Number of units</u>
Riverside Gardens	17 Marie Street, 46-52 Pontiac Street, 43, 45 Tecumseh Street, Brantford	50

Daleview Gardens	676 Grey Street, Brantford	30
Brant Towers	5 Fordview Court, Brantford	201
Eastdale Gardens	359 Darling Street, Brantford	50
Northland Gardens	332 North Park Street, 50 Hayhurst Road, 56, 68 Memorial Drive, Brantford	70
Willow Street	40-50 Willow Street, Paris/County	6
Lorne Towers	24 Colborne Street West, Brantford	159
Winston Court	18 Aberdeen Avenue, 124 Ontario St., 22 Gladstone Avenue, Brantford	124
Sunrise Villa	11 Park Street, Burford/County	12
Woodlawn Meadows	Various addresses, Brantford	17
Albion Towers	45 Albion Street, Brantford	70
Trillium Way	170 Trillium Way, Paris/County	50
Walker's Green	33 Main Street, Paris/County	24

### **1.1 Community Partnerships**

Housing Services partners provide a range of supports and services in our communities. These events, presentations, activities and programs help to mitigate the effects of poverty by building community spirit, offering life skills training and enhancing the lives of the tenants.

### **1.2 Day-to-Day Maintenance – Work Orders**

In order to maintain the buildings work orders are issued to local contractors and internal maintenance staff. During the 3<sup>rd</sup> Quarter of 2023, 2,388 work orders were completed compared to 2022 when 1,678 work orders were completed during the 3<sup>rd</sup> Quarter. This represents an increase of 710 work orders.

### **1.3 Capital Projects**

LHC Capital Project Status to September 30, 2023. The approved capital upgrades for 2022/2023 as well as projects funded through the Canada-Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) are listed below:

- i. SS2003 Brant and Lorne Towers Interior finishes (Capital): A conceptual scope of work is being developed to upgrade and modernize the Lorne Towers common room. The scope will include improved insulation of the

- ceiling and walls, upgraded lighting, and new HVAC systems. Concept and Cost study report received from Architect. Staff is reviewing the report to finalize.
- ii. SS2213 – LHC Exterior Walls (Capital). Repairs to exterior walls at Lorne Towers Common Room. Staff are preparing scope of work required. This project will coincide with SS2003.
  - iii. SS2005 Winston Court Windows (COCHI): Windows were replaced in the Galdstone building during Q2. Staff are currently working with the contractor to address minor deficiencies.
  - iv. SS2101 Security Cameras – Phase 1 and 2 Completed. Phase 3 underway, which includes the installation of HVAC systems in various utility rooms where security equipment had been installed.
  - v. SS2103 LHC Properties – Kitchen Renovations (Capital): Kitchen renovations at the various sites will be coordinated by the Property Managers during unit turnovers.
  - vi. SS2104 Riverside Gardens – Exterior Improvements (COCHI, OPHI): Replacement of deteriorated fencing, retaining walls, front entry doors, front porch pillars. Contract has been awarded to Adems Restoration. Work completed in Q3 2023.
  - vii. SS2301 – Riverside Gardens – Roof replacement. (OPHI and Capital). Awarded and completed in Q3 2023.
  - viii. Parking Lots, Curbs, Walkway Improvements (Capital):
    - SS2105 Northland Gardens – Completed in Q2 2023
    - SS2106 Eastland Gardens – Completed in 2022
    - SS2211 Walkers Green – Completed in Q2 2023
  - ix. SS2207 – Lorne Towers Bathroom Risers (Capital): Completed in Q3 2023.
  - x. SS2302 – Brant Towers Bathroom Risers (OPHI, COCHI and Capital): Completed in Q3 2023.
  - xi. SS2201 – Asbestos Inspections (Capital) – Housing staff is working with Wellness and Safety, Human Resources. Contract has been awarded to Englobe. Inspections are anticipated to be completed by Q4.
  - xii. SS2212 – Trillium Way – Exterior Repairs; windows and balcony doors (OPHI and Capital). RFQ issued and prices received exceed the BCA estimated costs. Repairs to be phased in overall several years, 2023 and 2024.
  - xiii. SS2215 – Sunrise Villa – Exterior Windows and Doors (Capital) – RFQ issued in Q2 2023. Work to commence Q4 2023/Q1 2024.
  - xiv. SS2216 – Willow Street – Exterior Windows (Capital) - RFQ issued in Q2 2023. Work to commence Q4 2023/Q1 2024.

#### 1.4 Tenant move outs

In the 3<sup>rd</sup> Quarter of 2023, a total of twenty-four (24) households moved out of LHC properties. This is one (1) more than the same Quarter last year.

Table 1 - Tenant move-outs by reason

	3rd Quarter 2023			2023 Total	
Purchased Home	2	8%		2	2%
Deceased	7	29%		16	18%
Health	2	8%		15	17%
Evicted	2	8%		4	4%
Left on Notice/Mediated agreement	0	0%		0	0%
Left without Notice	0	0%		1	1%
Transfer	5	21%		23	26%
Other Accommodation	0	0%		0	0%
Left Municipality	1	4%		1	1%
None Given	3	13%		20	22%
Other	2	8%		8	9%
<b>Total 3<sup>rd</sup> Quarter</b>	24	100%	<b>Total 2023</b>	90	100%

Most units become vacant because the tenant has passed away or they move into a long-term care or other supportive facility. Other households transfer to another unit because they are overhoused (too many bedrooms for the number of people in household) or for medical reasons (no elevator in building and can no longer negotiate the stairs).

### 1.5 Applicant/Tenant Internal Reviews

One request for an internal review was received for the 3<sup>rd</sup> Quarter of 2023. It was resolved without the need for an appeal meeting.

## 1.6 Arrears

Table 2 - Rent arrears for 3<sup>rd</sup> Quarter 2023

Arrears	3 <sup>rd</sup> Quarter July to Sept 2023	Previous Quarter Apr to June 2023	Increase/ (Decrease)	Previous Year 3 <sup>rd</sup> Quarter	Increase/ (Decrease)
Current Month End Revenues Charged	\$436,798	\$428,001	\$8,797	\$424,758	\$12,040
Current Month End Rent Payable Arrears	\$100,061	\$108,724	(\$8,663)	\$126,826	(26,765)
Month End Rent Arrears as % of Month End Rent Revenues	22.9%	25.40%	(2.5%)	29.9%	(7.0%)
Current Month End Total Arrears (including maintenance arrears & misrepresentation)	\$125,210	\$119,455	\$5,755	\$140,770	(\$15,560)
Total Arrears as % of Revenues	28.7%	27.90%	0.8%	33.1%	(4.4%)

In mid-2018, Housing Services began a renewed focus on eviction prevention efforts, which have caused arrears to exceed the target of 4%. The year to date month end net rent arrears average is currently 22.9%.

Staff work with households that incur arrears to make reasonable repayment agreements when practical to do so, prior to pursuing eviction.

In addition to eviction prevention efforts, a significant contributing factor to arrears is the length of time to get a hearing at the Landlord Tenant Board. The current waiting time is approximately 6-8 months.

## 1.7 Insurance

There have been no new insurance claims for the period July 1<sup>st</sup> to September 30<sup>th</sup>, 2023.

## 1.8 Sale of Units - Woodlawn Meadows Portfolio

This information is provided in relation to report PHSS2016-61 and the approval to sell ten (10) single family homes from the Woodlawn Meadows portfolio. The initiative reinvests the proceeds from the sale of the homes to help increase the supply of affordable housing throughout the Brant and Brantford community. This initiative has helped to create 87 affordable housing units in the community.

Five units were sold in 2017, two in 2018, two units were sold in the 2<sup>nd</sup> quarter of 2019, and the 10<sup>th</sup> unit was sold in May 2021. All ten (10) units sold to date were vacated through attrition with tenants either leaving voluntarily or through natural program attrition.

In February 2019, the LHC Board and Council approved the sale of the remaining 18 units of housing within this portfolio. One unit was sold in 2023, the sale of the remaining 17 units will also occur through natural attrition over time.



**LOCAL HOUSING CORPORATION  
2023 ARREARS REPORT  
September 2023**

TOTAL CHARGES								TOTAL ARREARS									
Month	RGI Rent Charges	Market Rent Charges	Misc. Charges	Rent Subsidy Overpayment	Maint. Charges	Legal Fee Charges	Total Charges	Rent Owing	%	Misc. Owing	%	Maint. Owing	%	Rent Subsidy Overpayment	%	Total Owing	%
	43-005-03	43-005-08	43-005-04	43-005-06	43-020-03	43-030-06											
January	\$355,755	\$58,480	\$40	\$0	\$7,585	-\$15	\$421,845	\$125,665	29.8%	\$4,764	1.1%	\$4,194	1.0%	\$0	0.0%	\$134,624	31.9%
February	\$359,573	\$58,976	\$100	\$0	\$909	\$186	\$419,744	\$117,709	28.0%	\$5,182	1.2%	\$3,306	0.8%	\$0	0.0%	\$126,197	30.1%
March	\$356,758	\$62,279	\$60	\$0	\$1,735	\$186	\$421,018	\$184,038	43.7%	\$10,278	2.4%	\$10,448	2.5%	\$4,725	1.1%	\$209,490	49.8%
April	\$348,405	\$66,609	\$260	\$0	\$5,915	\$186	\$421,375	\$103,440	24.5%	\$4,429	1.1%	\$1,693	0.4%	\$0	0.0%	\$109,562	26.0%
May	\$355,665	\$66,278	\$525	\$0	\$12,306	\$0	\$434,773	\$105,588	24.3%	\$5,049	1.2%	\$4,895	1.1%	\$0	0.0%	\$115,532	26.6%
June	\$349,430	\$70,764	\$600	\$0	\$6,638	\$569	\$428,001	\$108,724	25.4%	\$5,413	1.3%	\$5,318	1.2%	\$0	0.0%	\$119,455	27.9%
July	\$362,847	\$68,912	\$455	\$0	\$15,704	\$1,569	\$449,486	\$88,752	19.7%	\$5,065	1.1%	\$16,092	3.6%	\$0	0.0%	\$109,909	24.5%
August	\$365,729	\$67,584	\$330	\$0	\$11,762	\$930	\$446,334	\$95,993	21.5%	\$6,215	1.4%	\$15,035	3.4%	\$0	0.0%	\$117,244	26.3%
September	\$363,118	\$67,196	\$250	\$0	\$5,863	\$372	\$436,798	\$100,061	22.9%	\$5,252	1.2%	\$19,896	4.6%	\$0	0.0%	\$125,210	28.7%
October							\$0		#DIV/0!		#DIV/0!	#####		#DIV/0!		\$0	#DIV/0!
November							\$0		#DIV/0!		#DIV/0!	#####		#DIV/0!		\$0	#DIV/0!
December							\$0		#DIV/0!		#DIV/0!	#####		#DIV/0!		\$0	#DIV/0!
<b>2023 Average</b>	<b>\$357,475.24</b>	<b>\$65,230.89</b>	<b>\$291</b>	<b>\$0</b>	<b>\$7,602</b>	<b>\$443</b>	<b>\$431,041.58</b>	<b>\$114,441.23</b>	<b>26.5%</b>	<b>\$5,739</b>	<b>1.3%</b>	<b>\$8,986.47</b>	<b>2.1%</b>	<b>\$524.98</b>	<b>0.1%</b>	<b>\$129,691</b>	<b>30.1%</b>

Month # 9

<b>2022 Average</b>	<b>\$356,014</b>	<b>\$58,738</b>	<b>\$87</b>	<b>\$0</b>	<b>\$5,431</b>	<b>\$801</b>	<b>\$421,071</b>	<b>\$98,882</b>	<b>23.5%</b>	<b>\$5,192</b>	<b>1.2%</b>	<b>\$7,659</b>	<b>1.8%</b>	<b>\$390</b>	<b>0.1%</b>	<b>\$112,123</b>	<b>26.6%</b>
<b>2021 Average</b>	<b>\$348,094</b>	<b>\$58,546</b>	<b>\$118</b>	<b>\$208</b>	<b>\$4,425</b>	<b>\$355</b>	<b>\$411,746</b>	<b>\$41,877</b>	<b>10.2%</b>	<b>\$3,296</b>	<b>0.8%</b>	<b>\$10,348</b>	<b>2.5%</b>	<b>\$3,142</b>	<b>0.8%</b>	<b>\$58,663</b>	<b>14.2%</b>
<b>2020 Average</b>	<b>\$352,594</b>	<b>\$62,604</b>	<b>\$73</b>	<b>\$2,036</b>	<b>\$2,917</b>	<b>\$292</b>	<b>\$420,516</b>	<b>\$61,795</b>	<b>14.7%</b>	<b>\$3,013</b>	<b>0.7%</b>	<b>\$11,046</b>	<b>2.6%</b>	<b>\$9,899</b>	<b>2.4%</b>	<b>\$85,754</b>	<b>20.4%</b>
<b>2019 Average</b>	<b>\$346,827</b>	<b>\$57,467</b>	<b>\$68</b>	<b>\$2,086</b>	<b>\$2,906</b>	<b>\$323</b>	<b>\$409,677</b>	<b>\$43,506</b>	<b>10.6%</b>	<b>\$2,963</b>	<b>0.7%</b>	<b>\$4,466</b>	<b>1.1%</b>	<b>\$12,908</b>	<b>3.2%</b>	<b>\$63,843</b>	<b>15.6%</b>
<b>2018 Average</b>	<b>\$343,646</b>	<b>\$59,433</b>	<b>\$85</b>	<b>\$1,010</b>	<b>\$5,375</b>	<b>\$1,020</b>	<b>\$410,569</b>	<b>\$29,749</b>	<b>7.2%</b>	<b>\$2,602</b>	<b>0.6%</b>	<b>\$3,913</b>	<b>1.0%</b>	<b>\$20,380</b>	<b>5.0%</b>	<b>\$56,643</b>	<b>13.8%</b>
<b>2017 Average</b>	<b>\$340,944</b>	<b>\$51,815</b>	<b>\$60</b>	<b>\$3,690</b>	<b>\$3,282</b>	<b>\$684</b>	<b>\$400,476</b>	<b>\$17,470</b>	<b>4.4%</b>	<b>\$1,936</b>	<b>0.5%</b>	<b>\$4,547</b>	<b>1.1%</b>	<b>\$23,666</b>	<b>5.9%</b>	<b>\$47,619</b>	<b>11.9%</b>
<b>2016 Average</b>	<b>\$323,463</b>	<b>\$49,961</b>	<b>\$55</b>	<b>\$2,870</b>	<b>\$2,702</b>	<b>\$518</b>	<b>\$379,569</b>	<b>\$15,666</b>	<b>4.1%</b>	<b>\$1,873</b>	<b>0.5%</b>	<b>\$6,208</b>	<b>1.6%</b>	<b>\$18,921</b>	<b>5.0%</b>	<b>\$42,668</b>	<b>11.2%</b>
<b>2015 Average</b>	<b>\$319,524</b>	<b>\$50,304</b>	<b>\$82</b>	<b>\$2,741</b>	<b>\$3,340</b>	<b>\$1,108</b>	<b>\$377,099</b>	<b>\$18,700</b>	<b>5.0%</b>	<b>\$2,497</b>	<b>0.7%</b>	<b>\$10,383</b>	<b>2.8%</b>	<b>\$22,916</b>	<b>6.1%</b>	<b>\$54,496</b>	<b>14.5%</b>



**BRANT AND BRANTFORD LOCAL HOUSING  
CORPORATION BOARD OF DIRECTORS  
MINUTES**

September 6, 2023

9:00 a.m.

Council Chambers, Brantford City Hall  
58 Dalhousie Street, Brantford

Councillor McCreary in the Chair.

**1. ROLL CALL**

Present: Councillor McCreary  
Councillor Sicoli  
Mayor Kevin Davis  
Councillor Sless  
Councillor Carpenter  
Councillor Samwell  
County Councillor Bell  
County Councillor Miller  
County Councillor Oakley  
Mayor David Bailey  
County Councillor Chambers

Regrets: County Councillor Howes

**2. DECLARATIONS OF CONFLICTS OF INTEREST**

There were no declarations of conflicts of interest noted.

**3. PRESENTATIONS/DELEGATIONS [list, if any, available at the meeting]**

There were no presentations/delegations at the meeting.

**4. ITEMS FOR CONSIDERATION****5. CONSENT ITEMS**

Moved by Councillor Oakley  
Seconded by Councillor Sicoli

THAT all items for consideration/consent BE APPROVED.

Item 5.1 was separated for discussion purposes.

The following items were subject to the vote:

**5.2 Minutes****5.2.1 Brant and Brantford Local Housing Corporation Board of Directors Meeting - June 7, 2023**

CARRIED

Committee then considered item 5.1:

**5.1 Brant and Brantford Local Housing Corporation Second Quarter Report (April - June 2023) [Financial Impact: None], 2023-560**

- A. THAT Report 2023-560 Brant and Brantford Local Housing Corporation Second Quarter Report (April - June 2023) BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

CARRIED

**6. RESOLUTIONS**

There were no resolutions.

**7. NOTICES OF MOTION**

There were no Notices of Motion.

**8. ADJOURNMENT**

The meeting adjourned at 9:32am.

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Councillor McCreary, Chair

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E.Vokes, Committee Coordinator