



**BRANTFORD MUNICIPAL NON-PROFIT HOUSING CORPORATION
BOARD OF DIRECTORS
AGENDA**

Wednesday, January 15, 2025

Immediately following Brant and Brantford Local Housing Corporation Board of Directors meeting
Council Chambers, Brantford City Hall
58 Dalhousie Street, Brantford

This meeting will be held in a hybrid format (virtual and in-person). To view the livestream of the meeting, please visit the [City of Brantford YouTube page](#). A request to delegate can be completed by visiting the City's webpage [Speaking at a Council Meeting](#).

To listen to the meeting over the phone, please call 1-647-374-4685 and enter the Meeting ID 925 9554 5635 or join via [Zoom Meetings](#).

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Pages

1. **Roll Call**
2. **Declarations of Conflicts of Interest**
3. **Presentations/Delegations**
4. **Items for Consideration**
5. **Consent Items**
 - 5.1 **Brantford Municipal Non-Profit Housing Corporation Third Quarter Report (July - September 2024) [Financial Impact: none], 2025-33** 3

THAT Report 2025-33 Brantford Municipal Non-Profit Housing Corporation Third Quarter Report (July-September 2024) BE RECEIVED.
 - 5.2 **Minutes**
 - 5.2.1 **Brantford Municipal Non-Profit Housing Corporation Board of** 17

Directors - September 4, 2024

- 6. Resolutions**
- 7. Notices of Motion**
- 8. Adjournment**



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Date January 15, 2025 **Report No.** 2025-33

To Chair and Members
Brantford Municipal Non-Profit Housing Corporation

From Mary Musson, Senior Director
Community Services & Social Development

1.0 Type of Report

Consent Item [X]
Item For Consideration []

2.0 Topic **Brantford Municipal Non-Profit Housing Corporation Third Quarter Report (July - September 2024) [Financial Impact: none]**

3.0 Recommendation

A. THAT Report 2025-33 Brantford Municipal Non-Profit Housing Corporation Third Quarter Report (July-September 2024) BE RECEIVED.

4.0 Executive Summary

This is the Brantford Municipal Non-Profit Housing Corporation Third Quarter (Q3 2024) report covering the time period July 1 to September 30, 2024 to keep the Board of Directors informed of the operations and management of the Brantford Municipal Non Profit Housing Corporation (BMNP) portfolio.

This report provides both current three month data and previous year results for comparative purposes. The BMNP portfolio provides much needed community housing for citizens in the City of Brantford.

5.0 Purpose and Overview

The purpose of this report is to provide the Brantford Municipal Non-Profit Housing (BMNP) Board of Directors an update on the operations and management of the BMNP as of Q3 2024.

6.0 Background

The Brantford Municipal Non-Profit Housing Corporation (BMNP) owns 87 units of housing at two locations. There are 63 apartment units for seniors, 43 of which are designated as rent-geared-to-income (RGI) located at the Richard Beckett Building on 7 Bain Street, and 24 row housing units, 18 of which are designated as RGI, located at Branlyn Meadows on Buchanan Crescent.

The BMNP also owns commercial space at the Richard Beckett Building located at 219 Colborne Street, currently occupied by the Senior Leisure Centre, and 225 Colborne Street, currently occupied by the City of Brantford, Family and Income Stability Division.

The Housing and Homelessness Services Department provides day-to-day property management, rent collections, building maintenance and asset management for the BMNP buildings.

7.0 Corporate Policy Context

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

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

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

8.0 Input From Other Sources

City of Brantford – Finance Department

9.0 Analysis

Quarterly reporting on the operations of the Brantford Municipal Non-Profit Housing Corporation (BMNP) is provided to the Chair and Members of the BMNP.

The following Q3 2024 activities and property management information are detailed further in Appendices A and B.

9.1 Community Partnerships

Ongoing partnerships with various community-based organizations which offer tenant supports:

- Community Paramedicine Program provides a wellness clinic that monitors tenants vital signs, disease and medication education. This clinic is held at Richard Beckett Building
- Housing Stability Worker Program – in partnership with the City of Brantford, Housing Stability Division, households residing in BMNP units that are experiencing difficulties that may impact their tenancy are referred to a Housing Stability Worker who coordinates supports and works with households in establishing goals that focus on housing stability and eviction prevention.

9.2 Work Orders

In order to maintain BMNP buildings, work orders are issued to internal maintenance staff or to local contractors.

Two hundred and eighty-one (281) work orders were completed in Q3 2024. During the same quarter (Q3) in 2023, two hundred and twenty-one (221) work orders were completed. This represents an increase of 60 work orders, or 27%.

9.3 Capital Projects

Current capital projects at BMNP buildings are detailed in Appendix A.

9.4 Unit Turnovers / Tenant Move-Outs

One (1) vacancy was reported for Q3 2024. This is 50% less than Q2 2024 where two tenant households vacated.

9.5 Rental Arrears

Outstanding rental arrears for Branlyn Meadows and Beckett Building together in Q3 2024 are \$1,464 which is a decrease of \$5,391 (79%) from Q2 2024 (n=\$6,855):

- **Beckett Building: \$1,283**

This is an increase of \$519, or 68% from Q2 2024 where the rental arrears were \$764.

Current arrears are due to one (1) household not paying full rent in September and another household not completing their Annual Review package. Staff are working with both households.

- **Branlyn Meadows: \$181**

This is a decrease of \$5,910, or 97% from Q2 2024 where the rental arrears were \$6,091.

The decrease is due to staff working with households to complete their annual review package, as well as other tenants adhering to their repayment agreements.

10.0 Financial Implications

There are no direct financial implications with this report.

11.0 Climate and Environmental Implications

There are no direct climate or environmental implications directly associated with this report.

12.0 Conclusion

This report is provided to the Brantford Municipal Non-Profit Housing (BMNP) Board of Directors as an update on the operations and management of the BMNP as of Q3 2024.



Mary Musson, CD, BA (Hons), Dipl MM
Senior Director, Community Services and Social Development

Report No. 2025-33
January 15, 2025

Prepared By:

Adrian Tilochand
Manager, Housing Operations

Attachments:

Appendix A: BMNP Q3 2024 Report

Appendix B: BMNP Q3 2024 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



**Brantford Municipal Non-Profit Housing Corporation
Quarterly Report
July – September 2024
2024-673**

Submitted by:

Adrian Tilochand
Manager, Housing Operations

**QUARTERLY REPORT TO CHAIR & MEMBERS OF
BRANTFORD MUNICIPAL NON-PROFIT HOUSING CORPORATION
July 1 – September 30, 2024
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1. Report on Operations

The Brantford Municipal Non-Profit Housing Corporation owns 87 units of housing. The portfolio, managed by City of Brantford, Community Services and Social Development, Housing and Homelessness Services, consists of one senior high-rise apartment building – Beckett Building (63 units) and one family townhouse complex – Branlyn Meadows (24 units). The client group is a mix of tenants who pay a market rent and those who pay rent-geared-to-income, which is based on approximately 30% of their household income.

Housing and Homelessness Services provides day-to-day property management, rent collection, building maintenance, capital asset planning and upgrades. Tenants have a range of service requirements; some often need high levels of intervention, mediation and problem solving to maintain their tenancies. Tenant services and eviction prevention is provided through a dedicated Housing staff with linkages to community agencies when necessary.

Housing Community	Address	Number of units
Beckett Building	7 Bain Street, Brantford	63
Branlyn Meadows	2 – 10 Buchanan Crescent, Brantford	24

1.1 Target Plan – as of September 30, 2024

Table 1 - Target unit numbers vs actual unit numbers

Building	Total Units	RGI UNITS		MARKET UNITS		MODIFIED UNITS*	
		TARGET	ACTUAL	TARGET	ACTUAL	TARGET	ACTUAL
Beckett	63	43-39	40	20-24	23	0	0
Branlyn	24	18	18	6	6	2	2

*modified units are a component in total rent-geared-to-income unit count

1.2 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.

1.3 Day-to-Day Maintenance

Work Orders

A total of 281 work orders have been completed in the Quarter 3 of 2024 (Q3 2024). During this same quarter in 2023, 221 work orders had been completed. This represents an increase of 60 work orders, or 27%.

1.4 Budget Updates

2024 Operating Budget:

2024 Operating Budgets have a small surplus of \$8,000 at the end of Q3 2024. The surplus is smaller due to property taxes and insurance expenses having paid for in full for the year. Had the property taxes and insurance be expensed monthly, the estimated surplus would be \$43,128.

2024 Capital Budget and Project Update

Beckett Building

- The replacement of some common area windows that are leaking; the exterior concrete ramp to the front entrance of the apartment building needs to be replaced. This project is currently on hold as estimates received are higher than available funds.

Branlyn Meadows

- Some kitchen cabinetry and counter-tops may be replaced in 2024. Replacements will be completed, when necessary, through operational turn-overs and within funding limits.

1.5 Tenant Move Outs

One (1) tenant moved out during Q3 2024. This is the same as the Q3 2023.

Table 2 - Tenant move-outs by reason

Reason	3rd Quarter 2024	Quarterly % based on reason
Bought house	0	0%
Transfer	0	0%
Deceased	0	0%
Health	0	0%
Left without notice	0	0%
Evicted	0	0%
None given	1	100%
Other	0	0%
Total	1	100%

1.6 Applicant/Tenant Internal Reviews

There were no requests for an internal review during Q3 2024, which is the same as Q3 2023.

1.7 Arrears

Table 3- Beckett Building arrears by reason 3rd Quarter 2024

Beckett Building Arrears 3 rd Quarter 2024	3 rd Quarter July to Sept. 2024	2 nd Quarter Apr. to Jun 2024	Increase/ (Decrease)	3 rd Quarter 2023	Increase/ (Decrease)
Month End Revenues	\$42,312	\$42,937	\$625	\$40,190	\$2,122
Month End Rent Arrears	\$1,283	\$764	\$519	\$1,720	(\$437)
Month End Arrears as % of Month End Revenues	3%	1.8%	1.2%	4.3%	(1.3%)
Month End Total Arrears; including Maintenance Arrears & Rent Subsidy Overpayment	\$1,989	\$2,007	(\$18)	\$1,804	\$185
Total Arrears as % of Revenues	4.7%	4.7%	0%	4.5%	0.2%

Table 4 - Branlyn Meadows arrears by reason 3rd Quarter 2024

Branlyn Meadows Arrears 3 rd Quarter 2024	3 rd Quarter July to Sept. 2024	2 nd Quarter Apr. to Jun. 2024	Increase/ (Decrease)	Same Quarter Previous Year	Increase/ (Decrease)
Month End Revenues	\$11,021	\$6,937	\$4,084	\$13,727	(\$2,706)
Month End Rent Arrears	\$181	\$6,091	(\$5,910)	\$13,027	(\$12,846)
Month End Arrears as % of Month End Revenues	1.6%	87.8%	(86.2%)	94.90%	(93.3%)
Month End Total Arrears; including Maintenance Arrears & Rent Subsidy Overpayment	\$394	\$6,720	(\$6,326)	\$13,419	(\$13,025)
Total Arrears as % of Revenues	3.6%	96.9%	(93.3%)	97.80%	(94.2%)

The target for rent arrears is not to exceed an average 3% of monthly rent revenue. 1% for the Beckett Building, and 5% for Branlyn Meadows. Rent arrears at the Beckett are above target at 4.7% for Q3 2024, with an overall increase of 0.2% from Q3 2023. Rent arrears at Branlyn are below target at 3.6%, with an overall decrease of 94.2% from Q3 2023. Effective rent arrears collection, while avoiding evictions is a key focus for Housing Operations staff.

1.8 Insurance

There were no new insurance claims for Q3 2024.

MUNICIPAL HOUSING DEPARTMENT
2024
MUNICIPAL NON-PROFIT ARREARS REPORT
September 2024

BECKETT BUILDING (SENIORS)																
TOTAL CHARGES							TOTAL ARREARS									
Month	RGI Rent Charges 43-005-03	Market Rent Charges 43-005-08	Misc. Charges 43-005-04	Rent Subsidy Overpayment 43-005-06	Maint. Charges 43-020-03	Total Charges	Rent Owing	%	Misc. Owing	%	Maint. Owing	%	Rent Subsidy Overpayment	%	Total Owing	%
January	\$23,824	\$16,016	\$216	\$0	\$20	\$40,076	\$4,105	10.2%	\$41	0.1%	\$90	0.2%	\$0	0.0%	\$4,236	10.6%
February	\$24,391	\$16,016	\$20	\$0	\$0	\$40,427	\$4,726	11.7%	\$24	0.1%	\$90	0.2%	\$0	0.0%	\$4,840	12.0%
March	\$20,325	\$16,058	\$20	\$0	-\$20	\$36,383	\$56	0.2%	\$40	0.1%	\$70	0.2%	\$0	0.0%	\$166	0.5%
April	\$23,828	\$16,159	\$0	\$0	\$0	\$39,987	\$56	0.1%	\$40	0.1%	\$70	0.2%	\$0	0.0%	\$166	0.4%
May	\$23,770	\$17,200	\$0	\$0	\$92	\$41,062	\$153	0.4%	\$40	0.1%	\$162	0.4%	\$0	0.0%	\$355	0.9%
June	\$23,832	\$18,061	\$0	\$0	\$1,044	\$42,937	\$764	1.8%	\$45	0.1%	\$1,198	2.8%	\$0	0.0%	\$2,007	4.7%
July	\$22,770	\$19,034	\$20	\$0	-\$522	\$41,302	\$258	0.6%	\$75	0.2%	\$625	1.5%	\$0	0.0%	\$958	2.3%
August	\$23,046	\$18,381	\$0	\$0	\$0	\$41,427	\$700	1.7%	\$91	0.2%	\$554	1.3%	\$0	0.0%	\$1,345	3.2%
September	\$23,154	\$19,158	\$0	\$0	\$0	\$42,312	\$1,283	3.0%	\$91	0.2%	\$615	1.5%	\$0	0.0%	\$1,989	4.7%
October																
November																
December																

BRANLYN MEADOWS (FAMILY)																
TOTAL CHARGES							TOTAL ARREARS									
Month	RGI Rent Charges 43-005-03	Market Rent Charges 43-005-08	Misc. Charges 43-005-04	Rent Subsidy Overpayment 43-005-06	Maint. Charges 43-020-03	Total Charges	Rent Owing	%	Misc. Owing	%	Maint. Owing	%	Rent Subsidy Overpayment	%	Total Owing	%
January	\$7,413	\$5,688	\$0	\$0	\$0	\$13,101	\$18,027	137.6%	\$392	3.0%	\$601	4.6%	\$0	0.0%	\$19,020	145.2%
February	\$7,449	\$5,688	\$0	\$0	\$220	\$13,356	\$19,890	148.9%	\$392	2.9%	\$684	5.1%	\$0	0.0%	\$20,966	157.0%
March	\$2,979	\$5,688	\$20	\$0	\$0	\$8,687	\$16,423	189.1%	\$412	4.7%	\$601	6.9%	\$0	0.0%	\$17,437	200.7%
April	\$7,831	\$5,688	\$0	\$0	\$0	\$13,519	\$14,398	106.5%	\$412	3.0%	\$601	4.4%	\$0	0.0%	\$15,412	114.0%
May	\$6,901	\$5,687	\$0	\$0	\$0	\$12,588	\$12,898	102.5%	\$412	3.3%	\$602	4.8%	\$0	0.0%	\$13,912	110.5%
June	\$1,080	\$5,837	\$20	\$0	\$0	\$6,937	\$6,091	87.8%	\$412	5.9%	\$217	3.1%	\$0	0.0%	\$6,720	96.9%
July	\$6,086	\$5,711	\$0	\$0	\$0	\$11,797	\$5,164	43.8%	\$208	1.8%	-\$107	-0.9%	\$0	0.0%	\$5,265	44.6%
August	\$31	\$5,711	\$0	\$0	\$0	\$5,742	\$56	1.0%	\$30	0.5%	\$29	0.5%	\$0	0.0%	\$115	2.0%
September	\$5,141	\$5,880	\$0	\$0	\$0	\$11,021	\$181	1.6%	\$30	0.3%	\$183	1.7%	\$0	0.0%	\$394	3.6%
October																
November																
December																

TOTALS	\$24,912	\$23,898	\$20	\$0	\$1,044	\$49,874	\$6,855	13.7%	\$457	0.9%	\$1,415	2.8%	\$0	0.0%	\$8,727	17.5%
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2020	2021	2022	2023	2024	5 Year	2024	Month #	9	2024 Target Arrears
Av. Arrears	Av. Arrears	Av. Arrears	Av. Arrears	Av. Arrears	Average	Average Arrears			Average
0.7%	0.3%	1.1%	3.2%	3.3%	1.71%	Average Senior Arrears			1.00%
5.8%	4.7%	53.6%	115.3%	91.0%	54.08%	Average Family Arrears			5.00%
3.2%	2.5%	27.3%	59.2%	47.1%	27.88%	Average Arrears			3.0%

CITY OF BRANTFORD
Actual, Budget Comparison by Business Unit
FROM Jan TO Sep 2024 Run at: 11/8/2024 10:56:19 AM
Co(810 BRANTFORD MNPH CORPORATION) LOD(7)

Account	LD	Description	2024 Actual	2024 Budget	2024 \$ Remaining	2024 % Remaining
810100	2	BECKETT BUILDING N.P. HOUSING				
810100.40000	3	REVENUES				
810100.42113	7	TENANT FEES	\$407.03		(\$407.03)	n/a
810100.42134	7	RETURNED ITEM FEE	(\$40.00)	\$0.00	\$40.00	n/a
810100.43110	7	RENTALS	(\$365,023.00)	(\$369,918.00)	(\$4,895.00)	1.32%
810100.43130	7	LEASES	(\$106,200.00)	(\$106,200.00)	\$0.00	0.00%
810100.43665	7	COIN LAUNDRY COMMISSION	(\$4,813.37)	(\$5,247.00)	(\$433.63)	8.26%
810100.43715	7	TENANT RECOVERIES	(\$1,321.64)	(\$72.00)	\$1,249.64	-1,735.61%
810100.40000	3	REVENUES	(\$476,990.98)	(\$481,437.00)	(\$4,446.02)	0.92%
810100.60000	3	EXPENSES				
810100.60210	7	PART-TIME REG EARNINGS	\$0.00	\$8,667.00	\$8,667.00	100.00%
810100.60425	7	PT BENEFITS	\$2,565.00	\$1,386.00	(\$1,179.00)	-85.06%
810100.61102	7	GENERAL SUPPLIES	\$2,265.06	\$2,025.00	(\$240.06)	-11.85%
810100.61116	7	CONSTRUCTION MATERIAL&SUPPLIES	\$281.73	\$1,125.00	\$843.27	74.96%
810100.61118	7	EQUIPMENT, MATERIAL & SUPPLIES	\$117.38	\$1,305.00	\$1,187.62	91.01%
810100.61134	7	MEALS	\$0.00	\$72.00	\$72.00	100.00%
810100.61620	7	EQUIPMENT	\$6,770.16	\$2,250.00	(\$4,520.16)	-200.90%
810100.61695	7	PROPERTY TAXES	\$67,418.16	\$49,275.00	(\$18,143.16)	-36.82%
810100.62110	7	ELECTRICITY	\$42,642.70	\$49,032.00	\$6,389.30	13.03%
810100.62120	7	WATER	\$6,267.79	\$2,997.00	(\$3,270.79)	-109.14%
810100.62130	7	SEWER	\$5,713.15	\$2,628.00	(\$3,085.15)	-117.40%
810100.62140	7	NATURAL GAS	\$15,095.58	\$15,633.00	\$537.42	3.44%
810100.62210	7	TELEPHONE-LANDLINE	\$2,375.54	\$2,178.00	(\$197.54)	-9.07%
810100.62225	7	CABLE/SATELLITE CHARGES	\$310.20	\$288.00	(\$22.20)	-7.71%
810100.62335	7	APPLICATION FEES	\$186.00	\$144.00	(\$42.00)	-29.17%
810100.62410	7	INSURANCE PREMIUMS	\$13,939.79	\$12,654.00	(\$1,285.79)	-10.16%
810100.62580	7	CORP MBRSHPS & SUBSCRIPTIONS	\$1,170.69	\$999.00	(\$171.69)	-17.19%
810100.62610	7	CONTRACTOR REPAIRS & MAINTENANCE	\$11,506.48	\$13,500.00	\$1,993.52	14.77%
810100.62614	7	BUILDING R&M	\$91,314.24	\$111,816.00	\$20,501.76	18.34%
810100.62624	7	SOLAR PANEL R&M	\$183.18	\$0.00	(\$183.18)	n/a
810100.62626	7	EQUIPMENT R&M	\$14,737.77	\$9,180.00	(\$5,557.77)	-60.54%
810100.62670	7	LANDSCAPING	\$788.64	\$0.00	(\$788.64)	n/a
810100.62672	7	SNOW REMOVAL	\$1,857.13	\$3,825.00	\$1,967.87	51.45%
810100.62674	7	WASTE REMOVAL	\$1,527.41	\$0.00	(\$1,527.41)	n/a
810100.62676	7	JANITORIAL SERVICES	\$14,703.30	\$15,003.00	\$299.70	2.00%
810100.62810	7	SECURITY SERVICES	\$3,702.67	\$9,171.00	\$5,468.33	59.63%
810100.62818	7	MANAGEMENT FEES	\$32,369.25	\$32,373.00	\$3.75	0.01%
810100.63025	7	PROFESSIONAL SERVICES	\$4,762.37	\$3,663.00	(\$1,099.37)	-30.01%
810100.64170	7	RENTAL - EQUIPMENT	\$83.43	\$90.00	\$6.57	7.30%
810100.64245	7	BAD DEBT EXPENSE	\$0.00	\$450.00	\$450.00	100.00%

Account	LD	Description	2024 Actual	2024 Budget	2024 \$ Remaining	2024 % Remaining
810100	2	BECKETT BUILDING N.P. HOUSING				
810100.60000	3	EXPENSES				
810100.67550	7	TRANSFER TO RF / RESERVES	\$129,736.50	\$129,735.00	(\$1.50)	0.00%
810100.60000	3	EXPENSES	\$474,391.30	\$481,464.00	\$7,072.70	1.47%
810100	2	BECKETT BUILDING N.P. HOUSING	(\$2,599.68)	\$27.00	\$2,626.68	9728.44%
810101	2	BRANLYN N.P. HOUSING				
810101.40000	3	REVENUES				
810101.41205	7	PROV GRANTS - COND	\$0.00	(\$133,479.00)	(\$133,479.00)	100.00%
810101.41240	7	FEDERAL FUNDING FROM PROVINCE	(\$15,000.00)		\$15,000.00	n/a
810101.41415	7	CITY OF BRANTFORD	(\$133,476.00)		\$133,476.00	n/a
810101.42113	7	TENANT FEES	(\$20.00)		\$20.00	n/a
810101.42134	7	RETURNED ITEM FEE	(\$20.00)	\$0.00	\$20.00	n/a
810101.43110	7	RENTALS	(\$96,488.05)	(\$100,611.00)	(\$4,122.95)	4.10%
810101.43715	7	TENANT RECOVERIES	(\$402.47)	(\$1,503.00)	(\$1,100.53)	73.22%
810101.40000	3	REVENUES	(\$245,406.52)	(\$235,593.00)	\$9,813.52	-4.17%
810101.60000	3	EXPENSES				
810101.60820	7	DEBT PRINCIPAL	\$73,644.84	\$74,016.00	\$371.16	0.50%
810101.60830	7	DEBT INTEREST	\$11,490.03	\$11,124.00	(\$366.03)	-3.29%
810101.61102	7	GENERAL SUPPLIES	\$1,186.32	\$918.00	(\$268.32)	-29.23%
810101.61116	7	CONSTRUCTION MATERIAL&SUPPLIES	\$73.27	\$765.00	\$691.73	90.42%
810101.61620	7	EQUIPMENT	\$1,088.81		(\$1,088.81)	n/a
810101.61695	7	PROPERTY TAXES	\$54,437.67	\$39,789.00	(\$14,648.67)	-36.82%
810101.62110	7	ELECTRICITY	\$900.11	\$1,125.00	\$224.89	19.99%
810101.62120	7	WATER	\$3,531.07	\$2,367.00	(\$1,164.07)	-49.18%
810101.62130	7	SEWER	\$2,591.71	\$1,368.00	(\$1,223.71)	-89.45%
810101.62140	7	NATURAL GAS	\$0.00	\$405.00	\$405.00	100.00%
810101.62220	7	DATA COMMUNICATIONS	\$2,906.17	\$2,664.00	(\$242.17)	-9.09%
810101.62335	7	APPLICATION FEES	\$186.00	\$450.00	\$264.00	58.67%
810101.62410	7	INSURANCE PREMIUMS	\$4,721.54	\$4,284.00	(\$437.54)	-10.21%
810101.62580	7	CORP MBRSHPS & SUBSCRIPTIONS	\$450.27	\$378.00	(\$72.27)	-19.12%
810101.62610	7	CONTRACTOR REPAIRS & MAINTENANCE	\$1,857.90	\$3,942.00	\$2,084.10	52.87%
810101.62614	7	BUILDING R&M	\$42,059.60	\$25,848.00	(\$16,211.60)	-62.72%
810101.62626	7	EQUIPMENT R&M	\$1,914.04	\$2,250.00	\$335.96	14.93%
810101.62670	7	LANDSCAPING	\$2,378.13	\$5,355.00	\$2,976.87	55.59%
810101.62672	7	SNOW REMOVAL	\$9,779.13	\$18,747.00	\$8,967.87	47.84%
810101.62674	7	WASTE REMOVAL	\$12,307.95	\$15,057.00	\$2,749.05	18.26%
810101.62810	7	SECURITY SERVICES	\$1,169.87	\$6,075.00	\$4,905.13	80.74%
810101.62818	7	MANAGEMENT FEES	\$14,382.00	\$14,382.00	\$0.00	0.00%
810101.63025	7	PROFESSIONAL SERVICES	\$1,852.03	\$1,422.00	(\$430.03)	-30.24%
810101.64170	7	RENTAL - EQUIPMENT	\$294.60	\$486.00	\$191.40	39.38%
810101.64245	7	BAD DEBT EXPENSE	\$0.00	\$2,250.00	\$2,250.00	100.00%
810101.67165	7	OTHER INTERNAL CHARGES	\$0.00	\$153.00	\$153.00	100.00%
810101.60000	3	EXPENSES	\$245,203.06	\$235,620.00	(\$9,583.06)	-4.07%
810101	2	BRANLYN N.P. HOUSING	(\$203.46)	\$27.00	\$230.46	853.56%
810102	2	BECKETT BUILDING SOLAR PANELS				

810102.40000	3	REVENUES				
810102.43816	7	SALE OF HYDRO	(\$6,916.42)	(\$4,122.00)	\$2,794.42	-67.79%
810102.40000	3	REVENUES	(\$6,916.42)	(\$4,122.00)	\$2,794.42	-67.79%
810102.60000	3	EXPENSES				
810102.62624	7	SOLAR PANEL R&M	\$91.59	\$747.00	\$655.41	87.74%
810102.67550	7	TRANSFER TO RF / RESERVES	\$0.00	\$1,692.00	\$1,692.00	100.00%
810102.60000	3	EXPENSES	\$91.59	\$2,439.00	\$2,347.41	96.24%
810102	2	BECKETT BUILDING SOLAR PANELS	(\$6,824.83)	(\$1,683.00)	\$5,141.83	-305.52%
810104	2	BECKETT CAPITAL				
810104.60000	3	EXPENSES				
810104.62614	7	BUILDING R&M			\$0.00	n/a
810104.60000	3	EXPENSES			\$0.00	n/a
810104	2	BECKETT CAPITAL			\$0.00	n/a
		REVENUE	(\$729,313.92)	(\$721,152.00)	\$8,161.92	-1.13%
		EXPENSE	\$719,685.95	\$719,523.00	(\$162.95)	#Error
		NET EXPENDITURES	(\$9,627.97)	(\$1,629.00)	\$7,998.97	-491.04%



Brantford Municipal Non-Profit Housing Corporation

Board of Directors

Minutes

September 4, 2024

9:30 a.m.

Council Chambers, Brantford City Hall

58 Dalhousie Street, Brantford

1. Roll Call

Chair Samwell called the meeting to order and roll call was confirmed.

Present: Councillor Samwell, Councillor Martin, Councillor Sicoli, Councillor Sless, Councillor Carpenter, Mayor Kevin Davis

2. Declarations of Conflicts of Interest

There were no declarations of conflicts of interest noted.

3. Presentations/Delegations

There were no presentations/delegations.

4. Items for Consideration

There were no items for consideration.

5. Consent Items

5.2 Minutes

5.2.1 Brantford Municipal Non-Profit Housing Corporation Board of Directors - June 5, 2024

Moved by: Councillor Martin

Seconded by: Councillor Sicoli

THAT the minutes from the Brantford Municipal Non-Profit Housing Corporation Board of Directors meeting of June 5, 2024 BE APPROVED.

Carried

5. Consent Items

5.1 Brantford Municipal Non-Profit Housing Corporation Second Quarter Report (April-June 2024) [Financial Impact: none], 2024-447

Moved by: Councillor Martin
Seconded by: Councillor Sicoli

THAT Report 2024-447 Brantford Municipal Non-Profit Housing Corporation Second Quarter Report (April-June 2024) BE RECEIVED.

Carried

6. Resolutions

There were no resolutions.

7. Notices of Motion

There were no Notices of Motion.

8. Adjournment

The meeting adjourned at 10:45am.

Chair Samwell, Chair

K. Demeulemeester, Committee
Coordinator