

# KENORA DISTRICT SERVICES BOARD

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Minutes of the Social Housing Committee Meeting  
Held on Wednesday, November 19, 2008  
At the KDSB Boardroom in Dryden  
211 Princess Street, Suite 1, Dryden, Ontario  
Commencing at 4:00 p.m.

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**PRESENT:** Jack McKenzie, Chair  
Garry Parkes

**REGRETS:** Joyce Timpson

**STAFF:** Sten S. Lif, Chief Administrative Officer  
Adrian De Porto, Director of Housing Services

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1. **CALL TO ORDER**

The Chair called the meeting to order at 4:00 p.m.

2. **APPROVAL OF AGENDA**

**MOTION NO.: SHC2008 35**

Moved by Garry Parkes  
Seconded by Jack McKenzie

RESOLVED THAT the Social Housing Committee approve the agenda for a meeting of the Committee to be held on Wednesday, November 19, 2008 at the KDSB Housing Services Board Room at 211 Princess Suite 1 Dryden Ontario commencing at 4:00 p.m.

CALLED; CARRIED

ACTION: None

3. **DISCLOSURE OF INTEREST AND THE GENERAL NATURE THEREOF**

None

4. **DELEGATIONS / DEPUTATIONS**

There were no delegations or deputations.

5. **MINUTES OF PREVIOUS MEETING(S)**

5.1 **Minutes of October 29, 2008**

**MOTION NO.: SHC 2008-36**

Moved by Garry Parkes  
Seconded by Jack McKenzie

RESOLVED THAT the Social Housing Committee approve the *amended* minutes of the October 29, 2008 meeting of the Committee.

*Item 4.3 of the October 29, 2008 Minutes is to be amended. The last sentence of this section is to be removed and replaced with the following:*

"The fence plans must be seen by the committee before being approved. The SHC requests a scale drawing of where the fence would be." These sentences replace, "The committee understands the locations of the fence and has no issues with this but awaits the results of the zoning variance request".

CALLED; CARRIED

ACTION: Distribute / File

## 5.2 Business Arising

- 5.2.1 The Housing Director is to follow-up with the Kenora Municipal Non Profit Housing Corporation to ensure they provide a scale drawing of the location of the fence in front of the Gardner Building in Kenora.
- 5.2.2 The Housing Director is to follow-up with Ralph Page with Making Kenora Home to set up a meeting to discuss Kenora Housing Issues.

## 6. CORRESPONDENCE

There was no correspondence for this meeting.

## 7. PROGRAM DIRECTOR'S REPORTS

- 7.1 Performance Indicators - SHC2008-104, October 31, 2008: The Housing Director noted improvements in reduction of arrears and vacancies. The reduction in arrears however is due largely to two major accounts transferred to former tenants. There was discussion in the difficulty in rent collections when market rent tenants do not pay the rent. The vacancies in Ear Falls were discussed and the Housing Director stated that advertising in the Red Lake Paper would occur and a letter sent to Gold Corp. There was a sharp reduction in the applications due to the recent purge completed in October 2008.
- 7.2 Combined Arrears Report - SHC2008-105, October 31, 2008: The Housing Director noted that there was reduction in current arrears but an overall increase in combined arrears. The overall increase from September was \$6,607. Good collections are being made by the collection agency and a report provided at December 31, 2008 on the collection efforts for 2008.
- 7.3 Vacancy Loss Report - SHC2008-106, October 31, 2008: The vacancy loss based on average monthly rents is \$169, 429 to date and is expected to be \$200,000 by year end.
- 7.4 Contingency Capital - SHC2008-107, November 13, 2008: There is very little contingency capital remaining. A major expenditure not planned in 2008 was the need for a new well in Minaki. The estimated cost was \$30,000 with the actual coming just under this amount. The well is in production after being tested. The tests were good and the well produces 5.75 gallons per minute. This cost however did use up virtually all of the contingency capital but there was no need to request additional funding from the reserve amounts.
- 7.5 Capital Program - SHC2008-108, November 13, 2008: The capital program is wrapping up for 2008. All jobs that are going to be done have been committed or are underway. It is expected that the entire allotment of \$670,000 will be utilized.
- 7.6 Financial Report - SHC2008-109, October 31, 2008: The Housing Director reported that all categories but one was under budget and that by year end, barring any major unexpected expenditure there will be a modest surplus. Of note is the utilities budget. In the early part of the year it was felt that there may be an over expenditure in this category because of the cold weather in January, February, March, and April. The temperatures since that time have been moderate and the utilities budget should be adequate to cover the actual costs.

7.7 November 2008 Rent Supplement Program-SHC2008-110: This program will be under budget for 2008.

8. GENERAL BUSINESS

8.1 Minaki Update: a contract has been signed with the consulting engineer to proceed with the required soil sampling and preparation of the tender for cleaning up lot 116 in Minaki.

8.2 Housing Needs Survey: The Housing Director is going to Thunder Bay on November 26 and will deliver much of the initial material needed to proceed with the Housing Needs Survey.

8.3 2009 Meeting Schedule: The meeting schedule for 2009 was approved and is to be provided to the Executive Assistant for placement on the KDSB Website.

9. RESOLUTIONS/RECOMMENDATIONS:

None

10. NEXT MEETING:

10.1 The next meeting is Feb 5, 2009 in Dryden starting at 10:00 a.m. in the KDSB Boardroom, 211 Princess Street - Suite 1.

11. ADJOURNAMENT

The meeting adjourned at 5:25 p.m. on November 19, 2008.

Confirmed this 5th day of February, A.D. 2009,

By Resolution No.: SHC2009-06

Jack McKenzie, Chair