



RENFREW COUNTY HOUSING CORPORATION

Thursday, November 15, 2018

A meeting of the Renfrew County Housing Corporation Board of Directors was held at the County of Renfrew Administration Building, Pembroke, Ontario on Thursday, November 15, 2018 at 9:30 a.m.

Directors Present: Peter Emon, Sheldon Keller, Jennifer Murphy, Robert Reid, John Reinwald, Walter Stack

City of Pembroke
Representative: Les Scott

Regrets: Deborah Farr, Debbie Robinson

Officers Present: Paul Moreau, Chief Executive Officer
Laura LePine, Chief Operating Officer

Staff Present: Carol Neill, General Manager, Renfrew County Housing Corporation
Judy Mulvihill, Manager of Child Care and Early Years Services
Shelley Sheedy, Director of Long Term Care
Bruce Beakley, Director of Human Resources
Rosalyn Gruntz, Executive Assistant/Deputy Clerk
Karen McManus, Administrative Assistant

Vice-Chair John Reinwald called the meeting to order at 9:30 a.m. The roll was called and no pecuniary interests were disclosed.

RESOLUTION NO. RCHC-C-18-11-46

Moved by: Councillor Scott
Seconded by: Councillor Emon

THAT the minutes of the Renfrew County Housing Corporation Board of Directors meeting held on October 18, 2018 be adopted as printed and circulated.

CARRIED.

Ms. Carol Neill, General Manager, overviewed the monthly report attached as Appendix A.

The Coordinated Access waiting list numbers for the month of September 2018 were reviewed. There were a total of 1066 applicants, 46 of which are special priority applicants, on the waiting

list as of September 30, 2018. Of the 1066 applicants, 128 are currently living in a social housing unit, but are waiting for a transfer to another unit due to a change in their accommodation needs.

The Consolidated Treasurer's Report for the Renfrew County Housing Corporation as at September 30, 2018 was reviewed. Ms. Neill noted that the budget is in very good shape and it is expected there will be a small surplus at year end.

The Capital Works Variance Report was reviewed. Ms. Neill noted that some necessary repairs will be completed at the Albert Street building in Arnprior in the interim until decisions are made on the future of this property.

Ms. Neill noted there is a small surplus in the capital budget to cover any emergencies that might come up before the end of the year.

The arrears report for the month of September was reviewed.

Ms. Neill provided an update on the Community Homelessness Prevention Initiative (CHPI) and reported on the funding that has been expended within the various categories of the program as required by the Ministry.

RESOLUTION NO. RCHC-C-18-11-47

Moved by: Councillor Emon
Seconded by: Warden Murphy

THAT the Monthly Report (attached as Appendix A) be adopted as presented.

CARRIED.

New Business

Councillor Emon indicated that he had recently read a report that was issued by the Child Poverty Action Network on the percentage of children living in poverty, by municipality, in Renfrew County. Councillor Emon inquired whether staff were aware of these statistics and if they had any input into the report. Ms. Mulvihill indicated that she would investigate whether the data in the report was similar to that used by her department. It was suggested that staff bring a report to a future meeting on this issue.

RESOLUTION NO. RCHC-C-18-11-48

Moved by: Warden Murphy
Seconded by: Councillor Stack

THAT the next meeting of the Renfrew County Housing Corporation be held at the call of the Chair and this meeting adjourn. Time 9:48 a.m.

CARRIED.

**COUNTY OF RENFREW
DEPARTMENT OF SOCIAL SERVICES
RENFREW COUNTY HOUSING CORPORATION**

TO: Renfrew County Housing Corporation Board of Directors
 FROM: Carol Neill, General Manager
 DATE: November 15, 2018
 SUBJECT: Monthly Report

INFORMATION

1. Applicant/Tenant Issues
 - 1.1 Coordinated Access

	New Eligible Applicants on the Waitlist September 30, 2018	Eligible Applicants on the Waitlist September 30, 2018	Eligible Transfer Applicants on the Waitlist September 30, 2018	Eligible SP on Waitlist September 30, 2018
Family	9	337	60	26
Adult	5	486	44	17
Senior	2	243	24	3

Eligible applicants on the Renfrew County Social Housing Registry waitlist represents actual number of households waiting for housing.

The RCHC Comparison Waiting List Report is attached as Appendix RCHC-I.

	Move outs September 30, 2018	Move ins October 1, 2018	Internal Transfers October 1, 2018
Arnprior	3	2	0
Renfrew	4	2	0
Pembroke & Area	4	2	0

1.2 Tenant Issues

September 2018	Arnprior	Renfrew	Pembroke & Area
N4's Issued	35	21	62
N5's Issued	0	0	0
N6's Issued	0	0	0
L1's Issued	0	1	4
L2's Issued	0	0	1
Sheriff Evictions	0	0	0

N4 Notice to Terminate a Tenancy Early for Non-Payment of Rent

N5 Notice to Terminate a Tenancy Early

N6 Notice to Terminate a Tenancy Early - Illegal Act or Misrepresentation of Income

N7 Notice to Terminate a Tenancy for Impaired Safety

N8 Notice to Terminate a Tenancy at End of a Term

N11 Agreement to Terminate a Tenancy

L1 Application to Terminate a Tenancy for Non-Payment of Rent

L2 Application to Terminate a Tenancy and Evict a Tenant

L4 Application to Terminate a Tenancy Tenant Failed to Meet Conditions of a Settlement or Order

L9 Application to Collect Rent the Tenant Owes

2. Financial

2.1 Operating Budget

The Consolidated Treasurer's Report for Renfrew County Housing Corporation as at September 2018 is attached as Appendix RCHC-II.

2.2 Capital Budget

The Capital Works Variance Report as at November 2, 2018 is attached as Appendix RCHC-III.

2.3 Current Arrears

The September arrears report is attached as Appendix RCHC-IV.

The September comparison arrears report is attached as Appendix RCHC-V.

3. Human Resources

3.1 Training & Development

- Bridges to Better Business – Human Resources 101, hosted by Enterprise Renfrew County, was held on October 17, 2018. Some management staff attended this event which included information regarding Bill 148, Cannabis in the Workplace, and mental health in the workplace.
- On Friday, October 19, 2018 staff attended “It Happens, It Matters” a one-day introductory training session held at the Renfrew Golf Club. This session provided staff with information concerning male sexual trauma.
- The 2018 ONPHA Conference and Trade Show – Opportunity Unlocked took place October 26-28, 2018. The Supervisor of Technical Services, Operations Coordinator, Social Housing Supervisor and Program Coordinator attended the 2018 ONPHA Conference which focused on looking forward, thinking strategically and being proactive.
- All Management staff, Tenant Relations Coordinators and the Program Coordinator attended Duty to Accommodate Training held during the afternoon on October 30, 2018 at the County Administration building in Pembroke.

4. Program Updates

4.1 Community Homelessness Prevention Initiative (CHPI)

The Community Homelessness Prevention Initiative (CHPI) aims to prevent, address and reduce homelessness by improving access to adequate, suitable and affordable housing that is linked to flexible support services based on people’s needs. The CHPI is a result of the consolidation of funding from five provincial homelessness-related programs.

The following table provides the information reporting for the CHPI 2018-19 Mid-Year Financial Report.

County of Renfrew CHPI Mid-Year Report					
Service Categories	Total Allocation 2018-19				
	Quarter 1 Apr - Jun Actual	Quarter 2 Jul - Sep Actual	Quarter 3 Oct - Dec	Quarter 4 Jan - Mar	Total
Emergency Shelter Solutions	5,000	5,000			10,000
Housing with Related Supports	0	0			0
Services and Supports	25,750	25,750			51,500
Homelessness Prevention	253,067	253,067			506,134
Program Administration	31,535	31,535			63,070
Total	315,353	315,353			630,706

Emergency Shelter Solutions:

Emergency shelter solutions include services and supports that provide relief or protect households/people who are experiencing homelessness.

Housing with Related Supports:

The Housing with Related Supports service category includes activities such as providing operating funding for long-term and transitional housing, as well as supports related to the delivery of that housing. Long-term housing is housing that is safe and adequate, and available in the longer term. Transitional housing is housing that is provided for less than one year, which includes the provision of on-site or off-site support services to help individuals move towards independence and self sufficiency.

Housing support services could include, but are not limited to, housing allowance, supplement or subsidy, assistance with obtaining long-term or transitional housing, household set-up assistance (e.g., transportation, furniture, provision of first/last month rent, utility deposits and hook-up fees, storage costs if other means are unavailable).

Other Services and Supports:

Under this service category, various services and supports are provided to assist vulnerable or at risk clients with immediate relief or support in obtaining housing (e.g. street and housing outreach, case management, securing and retaining housing/shelter, discharge planning from provincial institutions, wrap-around services, etc.).

Homelessness Prevention:

This service category includes services that assist households at risk of homelessness to retain their housing (such as landlord outreach and mediation, shelter diversion programs, emergency financial assistance in the form of payment of rental and/or utilities arrears).

Program Administration:

10% of the total CHPI budget.

Comparison Waiting List Report - 2018

Pembroke & Area	Dec 31 2017	Jan 31 2018	Feb 28 2018	Mar 31 2018	Apr 30 2018	May 31 2018	June 30 2018	July 31 2018	Aug 31 2018	Sept 30 2018	Oct 31 2018	Nov 30 2018	Dec 31 2018
Family	204	202	197	207	206	190	200	199	209	202			
Adults	447	464	471	448	453	459	410	445	453	448			
Seniors	192	181	180	181	184	189	193	188	193	199			
TOTALS	843	847	848	836	843	838	803	832	855	849	0	0	0

Arnprior	Dec 31 2017	Jan 31 2018	Feb 28 2018	Mar 31 2018	Apr 30 2018	May 31 2018	June 30 2018	July 31 2018	Aug 31 2018	Sept 30 2018	Oct 31 2018	Nov 30 2018	Dec 31 2018
Family	64	61	56	61	67	73	77	80	85	88			
Adults	93	96	99	105	109	119	117	116	121	118			
Seniors	66	66	66	66	68	63	64	65	66	66			
TOTALS	223	223	221	232	244	255	258	261	272	272	0	0	0

Renfrew	Dec 31 2017	Jan 31 2018	Feb 28 2018	Mar 31 2018	Apr 30 2018	May 31 2018	June 30 2018	July 31 2018	Aug 31 2018	Sept 30 2018	Oct 31 2018	Nov 30 2018	Dec 31 2018
Family	90	86	83	89	94	97	98	95	103	99			
Adults	106	109	108	112	115	127	131	133	137	135			
Seniors	51	52	52	53	52	45	44	44	44	44			
TOTALS	247	247	243	254	261	269	273	272	284	278	0	0	0

RCHC Totals	Dec 31 2017	Jan 31 2018	Feb 28 2018	Mar 31 2018	Apr 30 2018	May 31 2018	June 30 2018	July 31 2018	Aug 31 2018	Sept 30 2018	Oct 31 2018	Nov 30 2018	Dec 31 2018
Family	358	349	336	357	367	360	375	374	397	389	0	0	0
Adults	646	669	678	665	677	705	658	694	711	701	0	0	0
Seniors	309	299	298	300	304	297	301	297	303	309	0	0	0
TOTALS	1,313	1,317	1,312	1,322	1,348	1,362	1,334	1,365	1,411	1,399	0	0	0

**Renfrew County Housing Corporation
Consolidated Treasurer's Report
September 2018**

Appendix RCHC-II

<u>Description</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Full Year Budget</u>
SALARIES	1,286,795	1,412,127	(125,332)	1,835,760
BENEFITS	317,041	349,889	(32,848)	454,857
ADMINISTRATION	670,184	703,966	(33,782)	1,149,804
BUILDING - HEAT LIGHT POWER	559,363	836,235	(276,872)	1,114,965
BUILDING - REPAIRS & MAINTENANCE	275,316	256,113	19,203	341,453
BUILDING - NATURAL GAS	129,203	148,311	(19,108)	197,762
BUILDING - HEATING & PLUMBING	64,359	65,052	(694)	86,700
BUILDING - TAXES	1,168,686	1,165,453	3,233	1,544,721
BUILDING - WATER	455,128	485,451	(30,323)	647,283
BUILDING - ELEVATOR	37,083	48,762	(11,679)	65,000
BUILDING - PAINTING	124,021	150,039	(26,019)	200,000
BUILDING - GARBAGE REMOVAL	40,912	48,753	(7,841)	65,000
BUILDING - SNOW REMOVAL CONTRACT	121,293	120,808	485	181,200
BUILDING - GROUNDS KEEPING	35,424	45,018	(9,594)	60,000
BUILDING - CAPITAL REPAIRS - non TCA	447,083	693,355	(246,272)	808,504
FINANCIAL - DEPRECIATION	749,772	705,159	44,613	940,000
FINANCIAL - RENT WAIVER	114,203	175,194	(60,991)	233,595
FINANCIAL - MORTGAGE - INTEREST	44,138	47,187	(3,049)	1,072,209
FINANCIAL - RENT SUPPLEMENT	177,596	213,381	(35,785)	284,502
FINANCIAL - STRONG COMMUNITY RENT SUPP	101,049	105,066	(4,017)	140,086
FINANCIAL - CHPI	664,169	851,454	(187,285)	1,135,271
FINANCIAL - SDV - PHB 90%	106,050	72,000	34,050	72,000
FINANCIAL - SHIP	0	0	0	0
FINANCIAL - IAH - ONTARIO RENOVATES	210,268	375,003	(164,736)	500,000
FINANCIAL - IAH - HOME OWNERSHIP	17,300	290,106	(272,806)	386,810
FINANCIAL - IAH HADD	31,000	90,000	(59,000)	120,000
Surplus Adjustment - Depreciation	(749,772)	(705,159)	(44,613)	(940,000)
Surplus Adjustment - Mortgage Principal	169,065	0	169,065	223,999
Surplus Adjustment - Transfer to Reserves	0	0	0	45,186
Surplus Adjustment - TCA	183,571	0	183,571	654,683
EXPENSES	7,550,299	8,748,723	(1,198,424)	13,621,350
GAIN / (LOSS) - DISPOSAL OF ASSETS	(7,069)	0	(7,069)	0
INTEREST ON INVESTMENTS	17,343	16,497	846	22,000
MISC REVENUE	53,706	59,247	(5,541)	79,000
PROV SUBSIDY - DEBENTURES	0	0	0	1,009,834
Surplus Adjustment - Transfer from Reserves	0	0	0	54,536
TENANT REVENUE	3,127,801	3,027,681	100,120	4,036,842
COUNTY TRANSFER - BASE	3,747,119	3,747,119	0	5,216,157
COUNTY TRANSFER - CAPITAL	0	0	0	654,683
COUNTY TRANSFER - CHPI	1,069,312	851,454	217,858	1,135,271
COUNTY TRANSFER - CHPI ADMIN	89,939	94,605	(4,666)	126,141
COUNTY TRANSFER - IAH	544,401	794,853	(250,452)	1,059,800
COUNTY TRANSFER - SDV - PHB	168,013	65,250	102,763	87,000
COUNTY TRANSFER - SIF ADMIN	13,033	0	13,033	0
COUNTY TRANSFER - SHIP	75,044	0	75,044	0
COUNTY TRANSFER - STRONG COMM Rent Supplement	105,064	105,066	(2)	140,086
REVENUES	9,003,705	8,761,772	241,933	13,621,350
Municipal SURPLUS / (DEFICIT)	1,453,405	13,049	1,440,356	0
less: Surplus Adjustment - Depreciation	(749,772)	(705,159)	(44,613)	(940,000)
add: Surplus Adjustment - TCA	183,571	0	183,571	654,683
add: Surplus Adjustment - Transfer To Reserves	0	0	0	45,186
less: Surplus Adjustment - Transfer From Reserves	19,225	0	19,225	(54,536)
add: Surplus Adjustment - Principal Payments	149,840	0	149,840	223,999
Accounting SURPLUS / (DEFICIT)	1,056,270	(692,110)	1,748,380	(70,668)

Capital Works Variance Report - November 2, 2018

PLANNED

Job #	Facility: Name	Category	Brief Description	Action: Description	Contractor	TCA Status	Approved Budget 2018	Committed	Estimated expenditure	Surp/-Def.	Job Status
18-01	0710_425 Nelson Street - Site	Plumbing and ventilation +AHU	Plumbing and ventilation	Installation		0 TCA	\$ 36,000.00	\$ 17,690.23	\$ 12,000.00	\$ 6,309.77	Awarded
18-02	0711_510 MacKay Street	Roofing	Canopy above main entrance	Replacement	Irvcon	TCA	\$ 8,000.00	\$ 10,665.47	\$ -	\$ (2,665.47)	Completed
18-03	0711_515 River Road	Roofing	Canopy above main entrance	Replacement	Irvcon	TCA	\$ 8,000.00	\$ 10,868.99	\$ -	\$ (2,868.99)	Completed
18-04	0711_515 River Road	Enterphone	Enterphone	Replacement	Capello Audio	TCA	\$ 5,189.00	\$ 6,436.32	\$ -	\$ (1,247.32)	Completed
18-05	0718_1 MacKercher Drive	Main sewer	Sanitary Sewer	Replacement		0 TCA	\$ 10,176.00	\$ 7,377.60	\$ -	\$ -	Completed
18-06	0718_1 MacKercher Drive	Windows - Units	Double glazing windows+Balcony doors	Replacement	Valley Windows and doors	TCA	\$ 71,050.00	\$ 46,392.38	\$ -	\$ 24,657.62	Completed
18-07	0721_75 Stafford Street	Security system	DVR and cameras	Replacement	KS Security	TCA	\$ 8,000.00	\$ 5,342.40	\$ -	\$ 2,657.60	Completed
18-08	0726_260 Elizabeth Street North	Windows - Public area	24 windows public area	Replacement	Valley Windows and doors	Non-TCA	\$ 25,000.00	\$ 19,271.50	\$ -	\$ 5,728.50	Completed
18-09	0735_236 Hall Avenue	Roofing - Phase 1	Asphalt shingles.	Replacement - partial	Morin Insulation and roofing	TCA	\$ 80,000.00	\$ 54,047.79	\$ -	\$ 25,952.21	Completed
18-10	0735_236 Hall Avenue	Domestic Water Heaters	(2) 80gal natural gas tanks.	Replacement	North Country	TCA	\$ 15,000.00	\$ -	\$ 14,000.00	\$ 1,000.00	Awarded
18-11	0735_236 Hall Avenue	Parking Lots	Asphalt surface.	Repairs	Greenwood Paving	TCA	\$ 14,000.00	\$ 6,868.80	\$ -	\$ 7,131.20	Completed
18-12	0747_63 Russell Street	Roof flashing and exterior wall cladding	Roof flashing and exterior wall repairs	Repairs	Seargent Roofing	TCA	\$ 58,261.00	\$ 52,953.87	\$ -	\$ 5,307.13	Completed
18-13	0747_63 Russell Street	Interior Doors - Common Area	Lounge access door	Replacement	Portamatic	TCA	\$ 15,000.00	\$ 3,307.20	\$ -	\$ 11,692.80	Awarded
18-14	0747_63 Russell Street	Windows	Double glazing windows	Replacement	Trust windows	TCA	\$ 109,000.00	\$ 69,225.11	\$ -	\$ 39,774.89	Awarded
18-15	0747_63 Russell Street	Balcony Doors	Balcony Doors	Replacement	Trust windows	TCA	\$ 57,000.00	\$ 44,070.82	\$ -	\$ 12,929.18	Awarded
18-16	0747_63 Russell Street	Domestic Water Heaters	Hot Water Tank	Replacement	North Country	TCA	\$ 7,500.00	\$ -	\$ 6,614.40	\$ 885.60	Awarded
18-17	Bronx/Reynold Shop	Security system -DVR	Install DVR System	Installation	KS Security	TCA	\$ 5,000.00	\$ 4,884.22	\$ -	\$ 115.78	Awarded
18-18	Bronx/Reynold Shop	Roofing	Asphalt shingles.	Replacement	Demers Masonry	Non-TCA	\$ 7,436.00	\$ 10,786.56	\$ -	\$ (3,350.56)	Completed
18-19	Bronx/Reynold Shop	Envelope	Exterior wall repairs+electrical workRepairs	Repairs	Multiple contractors	Non-TCA	\$ 10,200.00	\$ 6,615.81	\$ -	\$ 3,584.19	Completed
18-20	Fleet	Pembroke	VAN MTCE GMC 04	Replacement		0 TCA	\$ 46,000.00	\$ 42,372.86	\$ -	\$ 3,627.14	Completed
18-21	Fleet	Arnprior	VAN MTCE CHEVROLET 11	Replacement		0 TCA	\$ 51,000.00	\$ 43,112.90	\$ 2,000.00	\$ 5,887.10	Awarded
18-22	Fleet	Palmer	TRAC-90-LAWNP18		0 Huckabone's Garage	TCA	\$ 7,871.00	\$ 4,068.72	\$ -	\$ 3,802.28	Completed
18-23	0719_204/206-240/242 Cecil Street - (18) Duplex	Windows	Double glazing windows	Replacement	Trust windows	Non-TCA	\$ 191,200.00	\$ 143,951.07	\$ -	\$ 47,248.93	Awarded
18-24	0719_204/206-240/242 Cecil Street - (18) Duplex	Site Development	Back patios and stairs as applicable	Repairs	Lair's Construction	Non-TCA	\$ 25,400.00	\$ 14,943.46	\$ 14,943.46	\$ (4,486.92)	Awarded
18-25	0719_204/206-240/242 Cecil Street - (18) Duplex	Site Development	Asphalt Driveways as applicable	Repairs	Greenwood paving	Non-TCA	\$ 12,478.00	\$ 8,864.48	\$ -	\$ 3,613.52	Completed
18-26	0730_Allan Ave, Archibald Ave, Francis St, George Ave - (31) Single Family	Parking Lots	Gravel drives as applicable	Repairs	Lair's Construction	Non-TCA	\$ 45,000.00	\$ 41,976.00	\$ -	\$ 3,024.00	Completed
18-27	0732_174/178,202 Massey, 220/350 Arith Blvd - (14) Duplex & (1) Single Fam	Site Development	Back patios as applicable	Repairs	Lair's Construction	Non-TCA	\$ 31,465.00	\$ 19,741.44	\$ 19,741.44	\$ (8,017.88)	Completed
18-28	0734_41 Vimy Boulevard	Exterior Doors	Public area doors	Replacement	Pembroke glass	Non-TCA	\$ 15,961.00	\$ 14,785.73	\$ -	\$ 1,175.27	Awarded
18-29	0748_200 Caruso Street - (6) Townhome	Suprastructure	Repairs to carports as applicable	Repairs	Demers Masonry	Non-TCA	\$ 12,000.00	\$ 10,074.24	\$ -	\$ 1,925.76	Completed
18-30	0748_200 Caruso Street - Site	Parking Lots	Crack filling and repairs	Repairs	Greenwood Paving	TCA	\$ 7,000.00	\$ 12,735.26	\$ -	\$ (5,735.26)	Completed
18-31	0749_26 Spruce Street - Site	Parking Lots	Crack filling and repairs	Repairs	Greenwood Paving	TCA	\$ 7,000.00	\$ 9,514.56	\$ -	\$ (2,514.56)	Completed
18-32	ALL	Engineering inspections	Engineering inspections	Study	Multiple contractors	Non-TCA	\$ 20,000.00	\$ 1,348.32	\$ 7,000.00	\$ 11,651.68	In Progress
18-33	ALL	Appliances	As applicable move-outs/WOs	Replacement	Multiple contractors	Non-TCA	\$ 67,000.00	\$ 73,025.84	\$ 7,200.00	\$ (13,225.84)	In Progress
18-34	ALL	Kitchens	As applicable move-outs/WOs	Replacement	Multiple contractors	Non-TCA	\$ 35,000.00	\$ 34,476.54	\$ -	\$ 523.46	In Progress
18-35	ALL	Accommodations	Requests for accommodations	Installation/Replacement	Multiple contractors	Non-TCA	\$ 30,000.00	\$ 27,595.36	\$ 2,404.64	\$ -	In Progress
18-36	ALL	Yards restauration+foundation repairs	As applicable move-outs/WOs	Replacement	Multiple contractors	Non-TCA	\$ 40,000.00	\$ 22,402.82	\$ 5,000.00	\$ 12,597.18	In progress
18-37	ALL	Flooring	As applicable move-outs/WOs	Replacement	Multiple contractors	Non-TCA	\$ 165,000.00	\$ 85,478.76	\$ 79,521.24	\$ -	In Progress

Job #	Facility: Name	Category	Brief Description	Action: Description	Contractor	TCA Status	Approved Budget 2018	Committed	Estimated expenditure	Surp/-Def.	Job Status
18-38	ALL	Parking lot sealing/crack repairs		0 Repairs	Multiple contractors	Non-TCA	\$ 20,000.00	\$ 20,382.53	\$ -	\$ (382.53)	In progress
18-39	ALL	Bathrooms	As applicable move-outs/WOs	Replacement	Multiple contractors	Non-TCA	\$ 84,000.00	\$ 31,829.94	\$ 20,000.00	\$ 32,170.06	In progress
							\$ 1,463,187.00	\$ 1,039,485.91	\$ 190,425.18	\$ 230,477.51	
						TCA	\$ 654,683.00				
						non-TCA	\$ 808,504.00				
							\$ 1,463,187.00				

UNPLANNED

Job #	Facility: Name	Category	Brief Description	Action: Description	Contractor	TCA Status	Approved Budget 2018	Contracted expenditure	Estimated expenditure	Surp/-Def.	Job Status
18-40	8 Burwash, Arnprior	Roof flashing and brick repairs		0	Seargent Roofing	TCA	\$ -	\$ 71,242.18		\$ (71,242.18)	Completed
18-41	260 Elizabeth	Hot Water Tank		0 Replacement	North Country Heating	TCA	\$ -	\$ 5,372.93	\$ -	\$ (5,372.93)	Completed
18-42	8 Burwash, Arnprior	Structural wall repairs on 5th floor	Structural cracks repairs	Repairs	Demers Masonry	TCA	\$ -	\$ 27,529.95		\$ (27,529.95)	Completed
18-43	19 Smith , Beachburg	Septic systems repairs		Repairs	MacCrea Excavation	TCA	\$ -	\$ 11,495.04		\$ (11,495.04)	Completed
18-44	8 Burwash, Arnprior	Balcony repairs		Repairs	Demers Masonry	TCA	\$ -		\$ 46,606.08	\$ (46,606.08)	In progress
18-45	Cecil St., Pembroke	Furnace replacement		Repairs		Non-TCA	\$ -		\$ 14,958.72	\$ (14,958.72)	In progress
18-46	510 MacKAY, Pembroke	Mixing valve replacement for DHW system		0	North Country	Non-TCA	\$ -	\$ 5,067.65		\$ (5,067.65)	Completed
18-47	Albert	Sewer line repairs		0	JRG Plumbing	Non-TCA	\$ -	\$ 11,448.00		\$ (11,448.00)	In progress
						TOTAL		\$ 132,155.74	\$ 61,564.80	\$ (193,720.54)	
						Variance		\$ 39,555.37			

RCHC Arrears Report - September 2018

	Arrears Previous Month (August 2018)		Arrears Owing for September 2018		Number of Tenants	Comments <i>(a tenant may have multiple charges)</i>
Arnprior	Rent	\$ 4,863.00	Rent	\$ 6,575.00	17	3 L1 Application to Evict Tenant for Non-Payment of Rent
	Maint.	\$ 3,468.00	Maint.	\$ 3,518.00		0 L2 Application to End a Tenancy and Evict a Tenant
	Misc.	\$ 1,014.00	Misc.	\$ 1,555.00		4 N4 Eviction
	Total	\$ 9,345.00	Total	\$ 11,648.00		0 N5 Notice to Terminate a Tenancy Early
						0 Air Conditioner Fees
						6 Maintenance Charges
						1 NSF Fees
						0 Sheriff Eviction
						5 Tribunal Fees
						1 Utilities
Renfrew	Rent	\$ 5,374.00	Rent	\$ 9,369.00	14	0 L1 Application to Evict Tenant for Non-Payment of Rent
	Maint.	\$ 3,070.00	Maint.	\$ 1,956.00		0 L2 Application to End a Tenancy and Evict a Tenant
	Misc.	\$ 760.00	Misc.	\$ -		11 N4 Eviction
	Total	\$ 9,204.00	Total	\$ 11,325.00		0 N5 Notice to Terminate a Tenancy Early
						0 Air Conditioner Fees
						3 Maintenance Charges
						1 Sheriff Eviction
						1 Tribunal Fees
						1 Utilities
Pembroke & Area	Rent	\$ 17,099.00	Rent	\$ 16,088.00	46	3 L1 Application to Evict Tenant for Non-Payment of Rent
	Maint.	\$ 1,334.00	Maint.	\$ 838.00		0 L2 Application to End a Tenancy and Evict a Tenant
	Misc.	\$ 1,017.00	Misc.	\$ 1,005.00		23 N4 Eviction
	Total	\$ 19,450.00	Total	\$ 17,931.00		4 Air Conditioner Fees
						18 Maintenance Charges
						2 NSF Fees
						36 Parking Fees
						0 Sheriff Eviction
						2 Tribunal Fees
TOTAL		\$ 37,999.00		\$ 40,904.00	77	

Rent Charged \$ 352,550.00

Adjustments \$ 13,281.00

Adjustments Processed = 59

Renfrew County Housing Corporation Comparison Arrears

	September-18	September-17	September-16	September-15	September-14
Arnprior	\$11,648.00	\$11,594.00	\$11,865.00	\$11,410.03	\$7,163.00
Renfrew	\$11,325.00	\$5,680.00	\$7,560.00	\$6,681.22	\$1,505.00
Pembroke & Area	\$17,931.00	\$14,655.00	\$18,890.00	\$16,286.15	\$19,382.65
TOTAL	\$40,904.00	\$31,929.00	\$38,315.00	\$34,377.40	\$28,050.65

Arrears consist of the following:

- Rent
- Maintenance
- Tribunal fee (minimum \$170)
- Parking
- Air Conditioning
- NSF charges