



	REPORT No.: 2018-41
MEETING DATE: JUNE 28, 2018	DATE PREPARED: JUNE 1, 2018
SUBJECT: FIRST REPORT – PROJECT IN DIFFICULTY – THUNDER BAY DEAF HOUSING	

RECOMMENDATION

THAT with respect to Report No. 2018-41, (Housing Services Division), we, The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board), approve the classification of Thunder Bay Deaf Housing Inc. as a Project in Difficulty (PID);

AND THAT the Board directs Administration to prepare a report with a remediation plan to be presented at the September 2018 Board meeting.

REPORT SUMMARY

To provide the Board with information relative to the classification of Thunder Bay Deaf Housing Inc. as a PID. A plan to remediate this classification will be provided to the Board for approval at the September 2018 Board meeting.

BACKGROUND

The *Housing Services Act, 2011* (HSA) and associated regulations govern the relationship between the Service Manager and the non-profit housing providers, including roles and responsibilities. Operating agreements for the federal non-profit providers were transferred to the Service Manager by way of Transfer Orders as prescribed in legislation. In both cases, the Service Manager funds and provides systematic monitoring processes while housing providers own and manage the day-to-day operations of the portfolio through their Board of Directors.

COMMENTS

Thunder Bay Deaf Housing Inc. is located at 501 Kingsway Avenue, Thunder Bay and is a two-storey walk-up containing four units on each floor. This project accommodates deaf persons and the units and common areas have been outfitted with strobe systems to announce fire alarms, phones and entrance bell. The building was constructed in 1993 and the mortgage is due to expire in 2028.

Thunder Bay Deaf Housing Inc. has been an increasing concern for TBDSSAB due to the housing provider's accumulated deficit of \$20,865 and insufficient capital reserve of \$14,066. TBDSSAB has been monitoring Thunder Bay Deaf Housing Inc. through quarterly financial reports but the housing provider has failed to reduce/eliminate their accumulated deficit.

Under the rules established through the *Housing Services Act, 2011*, TBDSSAB is compelled to declare Thunder Bay Deaf Housing Inc. a PID due to financial difficulties that could result in mortgage default.

This action will trigger mandatory quarterly financial reporting to the Ministry of Housing and will result in the development of a remediation plan to correct this issue. For example, the remediation plan may include additional financial investment for the project, assistance in administration of the project, or could lead to a replacement of the Board if no plan can be arranged.

FINANCIAL IMPLICATIONS



There are no financial implications resulting from this report.

CONCLUSION

It is concluded that this report provides the Board with information relative to the classification of Thunder Bay Deaf Housing as a PID. A further report outlining a remediation plan will be presented to the Board at the September 2018 meeting.

REFERENCE MATERIALS ATTACHED

None.

PREPARED BY:	Aaron Park, Manager, Housing and Homelessness Programs The District of Thunder Bay Social Services Administration Board
APPROVED / SIGNATURE:	
	Ken Ranta, Director - Housing Services Division The District of Thunder Bay Social Services Administration Board
SUBMITTED / SIGNATURE:	
	William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board