



Niagara Regional Housing

Proposed NRH 2022 Operating Budget Submission

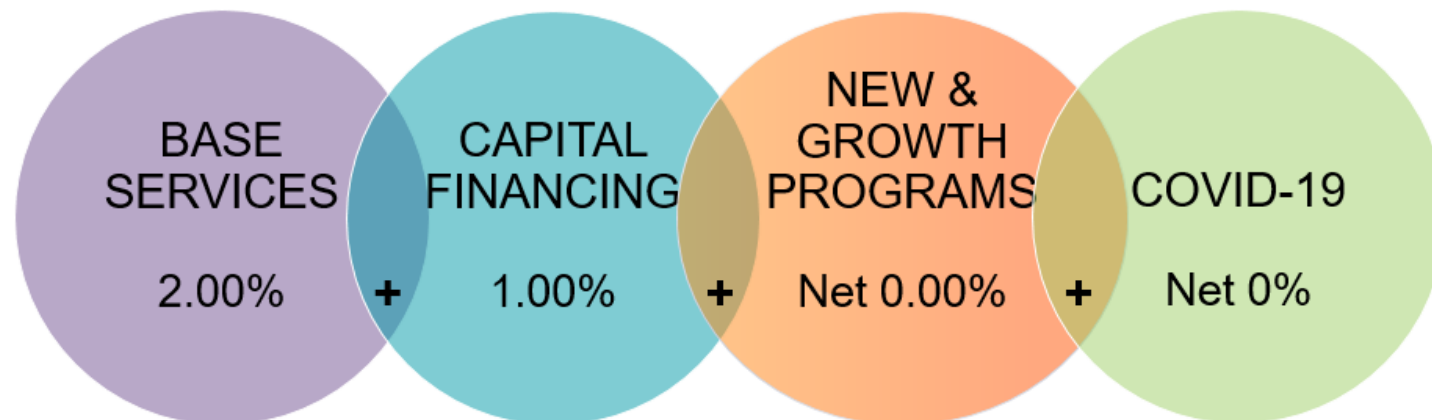
Donna Woiceshyn

November 25, 2021

2022 Budget Strategy

Council Received Budget Strategy (CSD 40-2021; June 17, 2021)

- ▶ Budget for base services increase not to exceed Core Consumer Price Index target of 2%
- ▶ An additional 1% increase to fund capital renewal costs



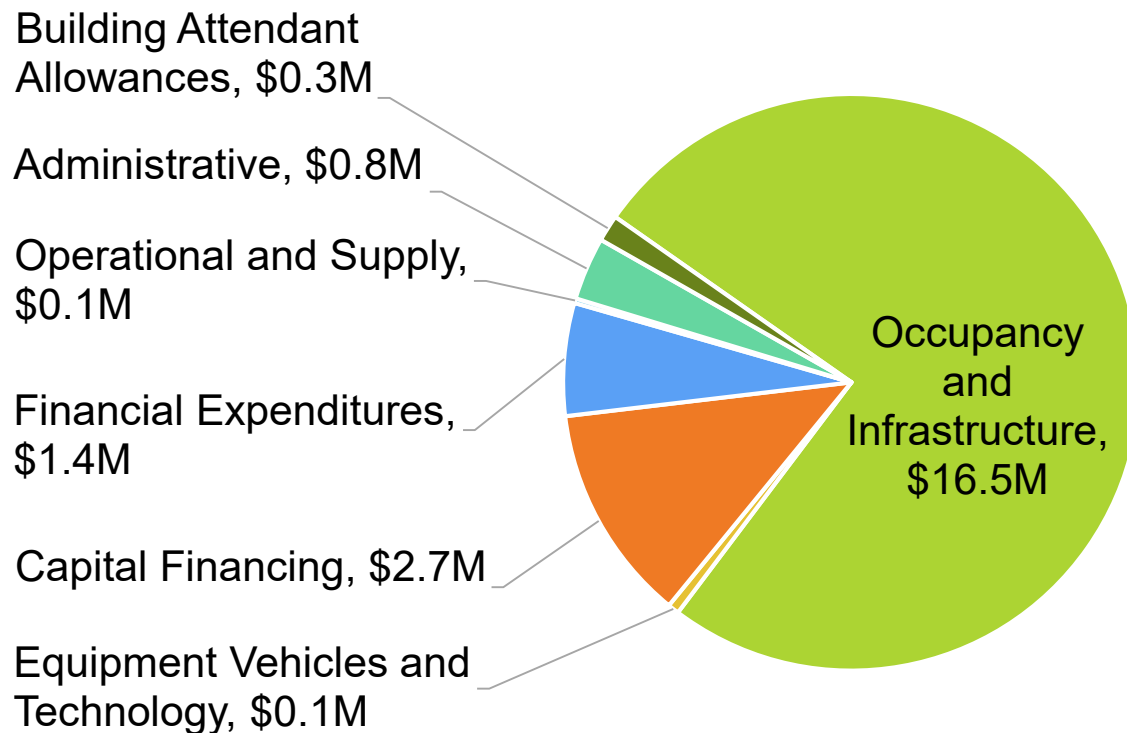
Recommendations

- ▶ 2% - increase for Base Services
- ▶ 1% - increase for Capital Financing
- ▶ -8.3% - additional rental revenue utilized to fund 4 FTEs required to operate net new units (Housing Services - Community Services)

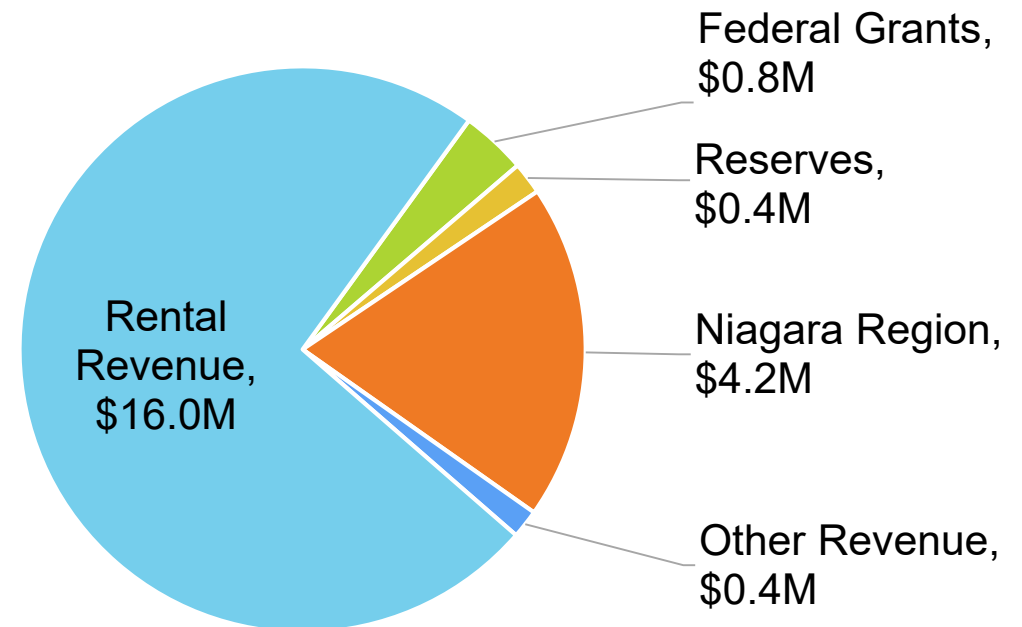
Recommendation	Amount	Change
2021 Budget	\$4,101	
1.1. Base Services	82	2.0%
1.2. Capital Financing	41	1.0%
1.3. Rental revenue utilized for FTEs	(341)	-8.3%
Proposed 2022 Budget	\$3,882	-5.3%

Budget Overview – Gross Budget of \$21.8M

Where the money goes



Where the money comes from



2022 Base Budget Analysis – 2%

- ▶ Building attendant allowances - **\$17 thousand increase**
- ▶ Administrative - **\$400 thousand increase**
 - Inclusion of the new building condition assessments (BCAs), funded by NRH Owned Unit reserve
- ▶ Occupancy and Infrastructure - **\$302 thousand increase**
 - **\$205 thousand** in utility cost increases
 - **\$173 thousand** utilities, service contracts, and property taxes for 45 new bridge/supportive housing units
- ▶ Intercompany Charges - **\$173 thousand decrease**
 - Recovery from Niagara Region's Homelessness Services division for new bridge/supportive housing units

2022 Base Budget Analysis – 2% - Continued

- ▶ Financial Expenditures - **\$427 thousand decrease**
 - **\$322 thousand** due to decrease in provincial debenture payments as agreements expire
 - **\$105 thousand** in bad debt expenses based on recent trends
- ▶ Federal and Provincial Grants - **\$545 thousand decrease**
 - Decrease in Public Housing federal funding
- ▶ Transfers to Reserves (Capital Financing) - **\$198 thousand decrease**
 - Reduction required to achieve a 2% base budget increase
 - \$2.9 million budget reduced to \$2.7 million

Program Changes

Additional Housing Staff for NRH Operations

- ▶ Additional Niagara Region employees directly supporting NRH through the shared services agreement
 - ▶ 1 Community Program Coordinator, \$77 thousand
 - ▶ 3 Assistant Property Administrators, \$264 thousand
- ▶ \$341 thousand in funding from additional rental revenues on incremental units
- ▶ Subject to Regional Council approval of the Consolidated Levy Budget December 9th

Capital Financing

- ▶ Increase of \$41 thousand to NRH Owned Units reserve annually
- ▶ Aligned with Niagara Region's budget strategy of 1%

COVID-19

- ▶ Continued enhanced cleaning and sanitation (\$245 thousand)
- ▶ Continued enhanced security protocols (\$172 thousand)
- ▶ Funded by Niagara Region's Taxpayer Relief Reserve

Recap of Recommendations

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Questions?

