

Niagara Regional Housing

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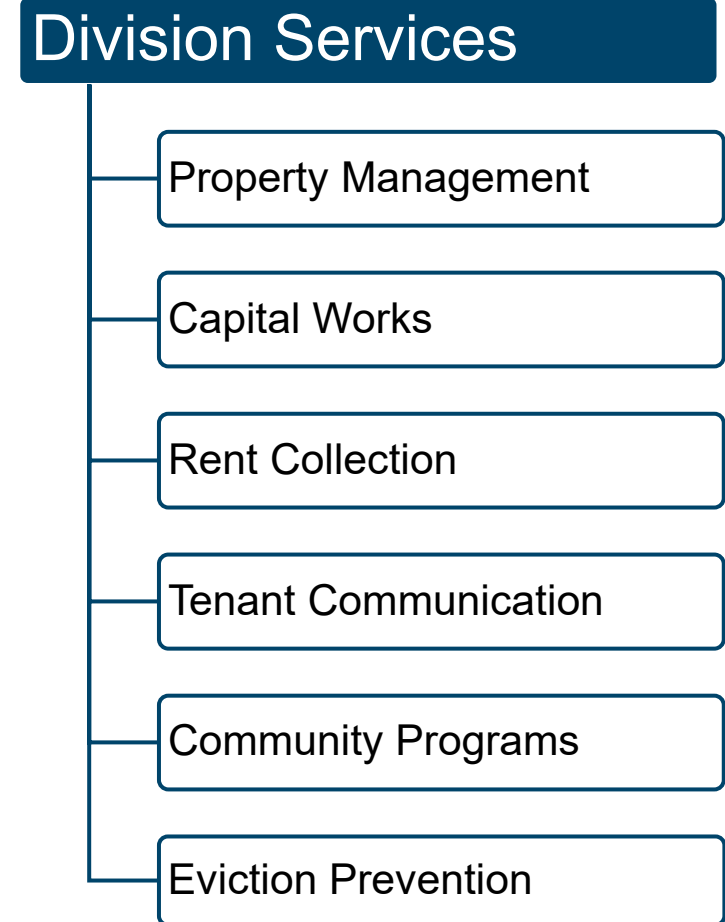
Core Services

- Niagara Regional Housing (NRH) and its board of directors provide governance, oversight and financial management of the owned housing units and support future development of Niagara's owned stock
- NRH owns and operates 3,072 Public Housing units in a portfolio of apartment buildings, townhouses and semi-detached or detached homes for families, adults, and seniors
- Approximately 94% of tenants pay Rent-Geared-to-Income (RGI), which is 30% of their household income

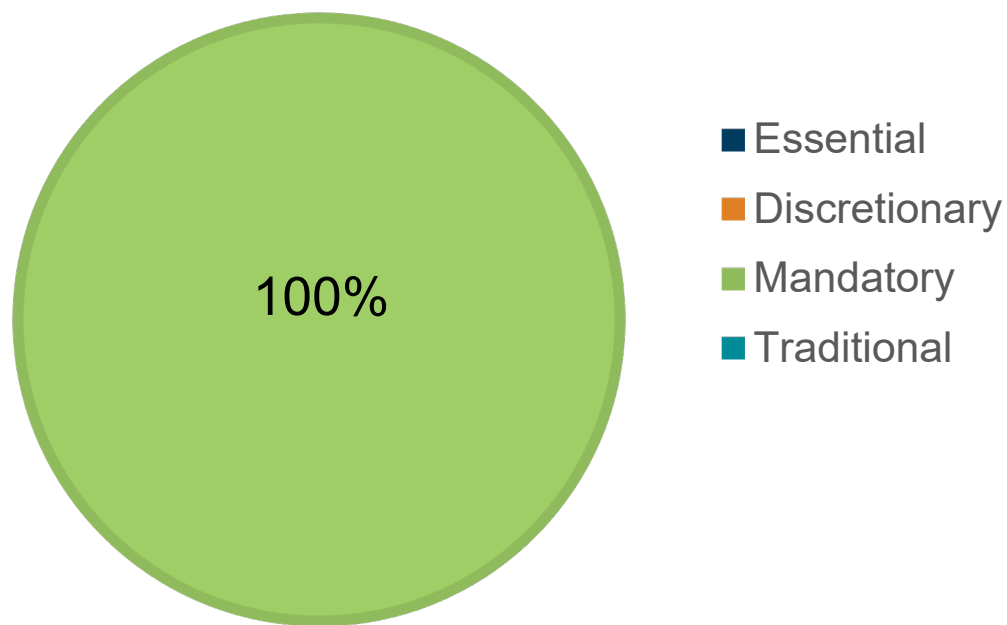
Service Delivery Model

How we do it

- Management of owned properties through both day-to-day and preventative maintenance
- Undertake and manage capital works projects
- Raise awareness, investigate, and implement energy conservation measures
- Collection of rent
- Co-ordinate regular Tenant Advisory Committee (TAC) meetings
- Collaborate with partners to provide services, programs, and activities
- Eviction prevention through on-going tenant support



Key Service Levels



Provision of Public Housing is a mandatory service since downloaded to the Region (Niagara Regional Housing)

Services Outlook

- Availability of housing units at affordable market rents
- RGI rental revenue not keeping pace with inflationary pressures on costs
- On-going capital needs for aging infrastructure
- Staffing requirements to support additional units/new development
- Landlord and Tenant Board

NRH Priority Projects or Initiatives

- Capital works projects – leveraging CMHC funding
- Energy efficiency initiatives within owned units
- Support of homelessness portfolio
- Consolidated Housing Master Plan roadmap
- New development initiatives

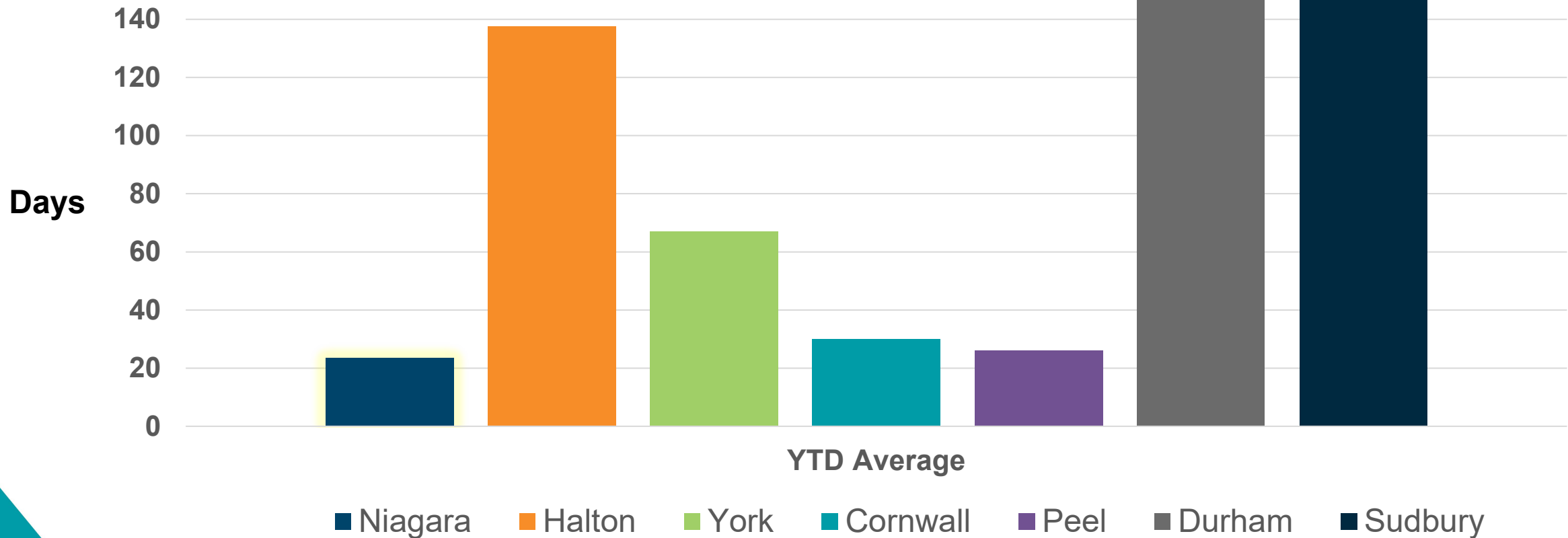
NRH New Development Projects

- Upcoming Development:
 - St. Catharines emergency shelter – permanent location to be determined
 - South Niagara emergency shelter – modular-style shelter in Welland
 - Geneva Street
 - Phase 1 (2024-2025) – 36 bridge housing and 12-14 supportive housing units
 - Phase 2 (2025-2026) – proposed 36 affordable units (townhouses)

Performance Measures and Results

Vacant Unit Turnover Rate in Number of Days

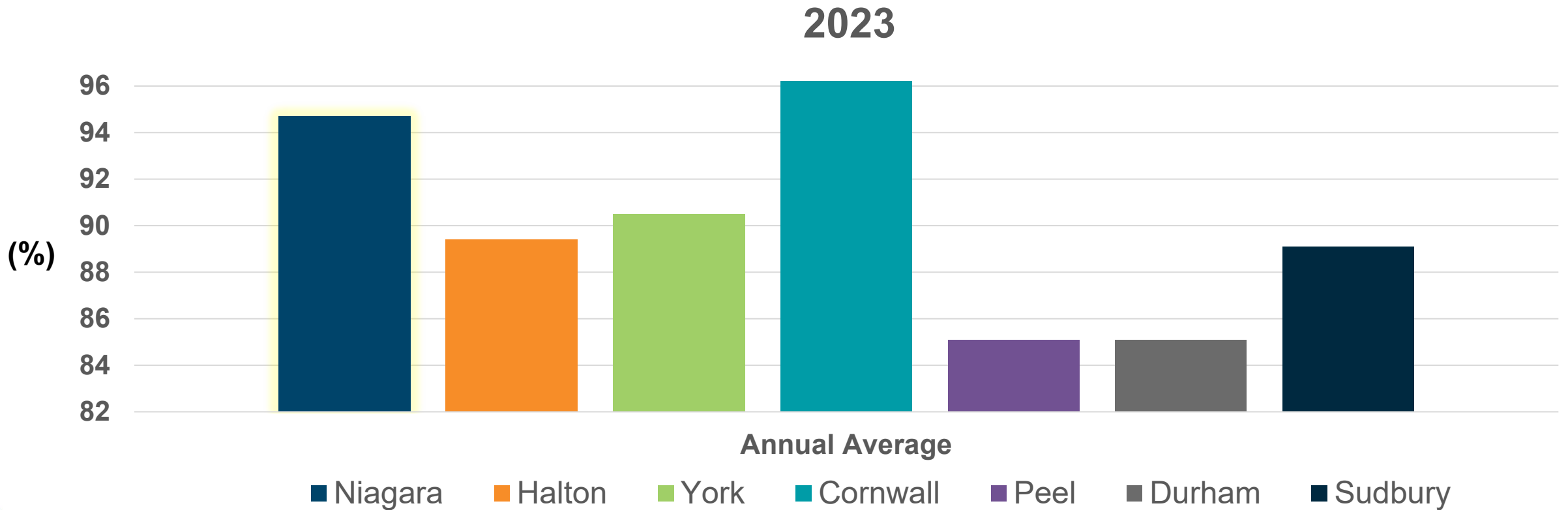
2024



8 Niagara has the lowest year-to-date average for vacant unit turnover

Performance Measures and Results

Annual Average Percentage of Households in Good Financial Standing



9 Niagara has the 2nd highest percentage of households in good financial standing in 2023 at 94.7%

2025 Budget Recommendation - NRH

That the Niagara Regional Housing (NRH) Board of Directors **APPROVE** the proposed NRH 2025 gross operating budget of \$24,686,077 and net levy budget of \$4,517,610 for an increase of \$105,237 or 2.4% over the 2024 net levy budget.

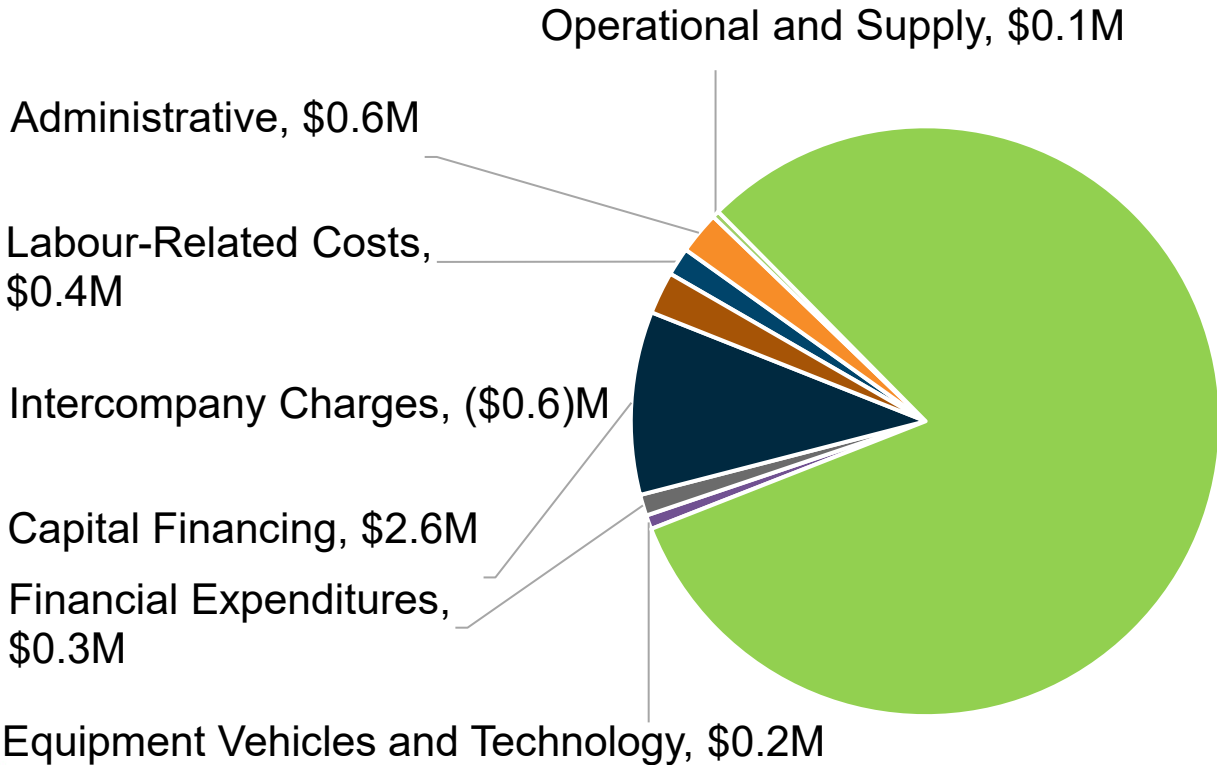
Recommendation <i>(in millions)</i>	2024 Approved Budget	2025 Proposed Budget	Change \$	Change %
Gross Expenditures	\$24.0	\$24.7	\$0.7	2.9%
Gross Revenue	(19.6)	(20.2)	(0.6)	3.1%
Net Levy Budget	\$4.4	\$4.5	\$0.1	2.4%

2025 Operating Budget Overview - NRH

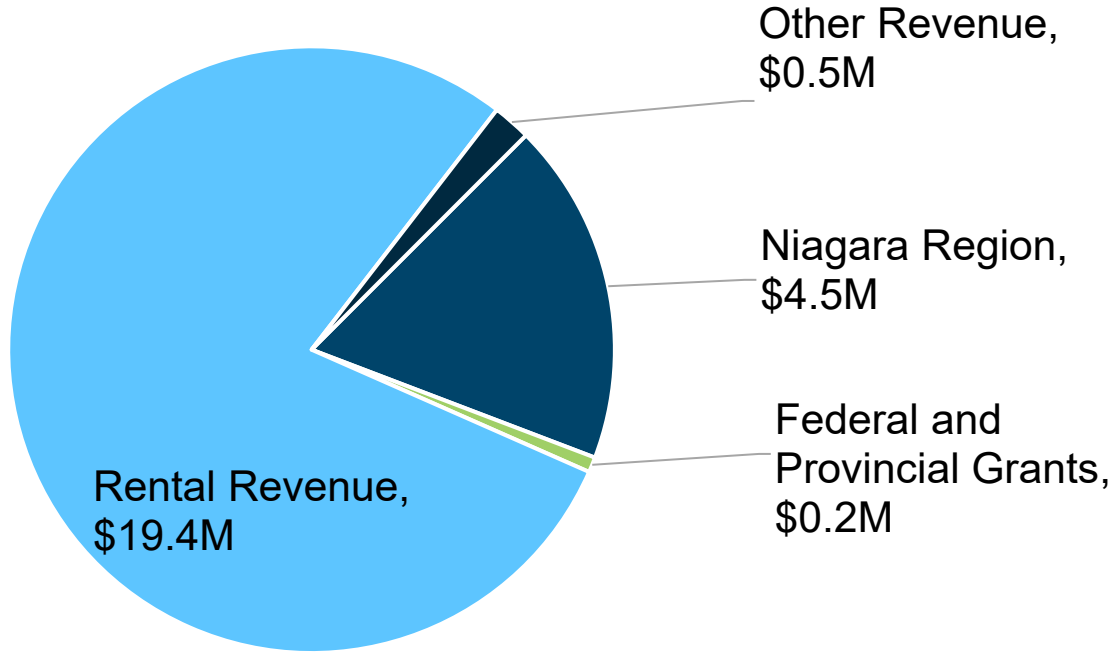
	\$	%	FTE
2024 Net Budget	4,412,374		
Expenditure Increase	703,945		
Revenue Increase	(598,709)		
2025 Net Base Budget Before Efficiencies	105,236	2.4%	
Efficiencies			
2025 Net Base Budget Required Before Program Investments	105,236	2.4%	
Program Investments	0		
2025 Net Base Budget Required After Program Changes	105,236	2.4%	
2025 Base Budget Recommended	\$4,517,610		

Budget Overview – Gross Budget of \$24.7M

Where the money goes



Where the money comes from



2025 Levy Budget Analysis – Key Drivers

Gross Expenditure – \$0.7M increase; Gross Revenue – \$0.6M increase

- Occupancy and building service cost increases
 - property taxes - \$0.3M
 - utilities - \$0.1M
 - repairs and maintenance, including service contracts - \$0.4M
 - building phone lines and internet service - \$0.1M
- Increased occupancy costs largely offset by rent increases - \$0.6M

2025 Levy Budget Analysis

Other Factors / Budget Variances

- New emergency shelter occupancy costs and right-sizing of existing supportive housing and shelter facility budgets (\$0.1 million)
 - Funded through transfer from Homelessness division to operate program
- Decrease in debt repayment costs and associated federal funding (\$0.2 million)
- No change in capital transfer to NRH Owned Units reserve (\$2.6 million)

Efficiencies

Utilities and Repair and Maintenance Savings

- Temperature control systems in over 1,600 units
- Natural gas contract
- Efficiencies through capital repair and replacement (e.g. boilers, windows, roof replacements, building envelope – EIFS, elevator modernization, plumbing upgrades)
- Appliance replacement program

2025 Proposed Budget Investments

No new proposed programs in NRH for 2025

- Maintain current building services to NRH owned units
- High Level Customer Service
- Continue with New Development Initiatives

Questions?

