



## **NIAGARA REGIONAL HOUSING**

*Campbell East, 3<sup>rd</sup> Floor  
2201 St David's Road, P.O. Box 344  
Thorold, ON L2V 3Z3  
Phone: (905) 682-9201  
Fax: (905) 687-4844*

### Minutes

## **NIAGARA REGIONAL HOUSING Board of Directors Meeting**

**#105 – 2011**

NRH Board Room  
Campbell East, 3<sup>rd</sup> Floor  
2201 St. David's Road  
Thorold, ON

Friday, October 28, 2011 – 9:10 A.M.

### Attendees

#### Directors/

**Members:** K. Murray, H. D'Angela, G. Marshall, K. Blackley  
C. Jolliffe, S. Cordiner, P. O'Neill, J. Osczytko,  
B. Baker, B. Hannah, A. King, Tim Rigby, B. Timms  
D. Barrick at 9:45 A.M.

#### Regrets:

NRH Staff: L. Beckwith, M. Fearnside, W. Thompson, M. MacLellan  
V. Amato

Regional Staff: D. Mino, Program Financial Analyst  
K. Chislett, Commissioner Community Services

A quorum being present, the meeting was called to order at 9:15 A.M.

### **1. Adoption of Agenda/Declaration of Conflict**

*Moved by S. Cordiner  
Seconded by B. Baker*

***That the agenda be adopted.***

**CARRIED**

#### **Members/Directors:**

Karen **Murray**, Chair  
Public-at-large  
St Catharines

Henry **D'Angela**, Vice-Chair  
Councillor, Thorold

Betty Ann **Baker**, Secretary  
Stakeholder, Welland

Catherine **Jolliffe**, Treasurer  
Stakeholder, Welland

Karen **Blackley**  
Stakeholder Thorold

David **Barrick**  
Councillor, Port Colborne

Shirley, **Cordiner**  
Public-at-Large, Fort Erie

Barbara **Hannah**  
Tenant, Niagara Falls

Alan **King**  
Stakeholder, Welland

George **Marshall**  
Councillor, Welland

Patrick **O'Neill**  
Stakeholder,  
Niagara-on-the-Lake

John **Osczytko**  
Public-at-Large, Welland

Tim **Rigby**  
Councillor, St. Catharines

Bruce **Timms**  
Councillor, St. Catharines

J. Osczytko declared a conflict with item 3.3., Gateway Residential and Community Support Services of Niagara Transition Housing Project.

## **2. Approval of Minutes September 30, 2011 Meeting**

*Moved by H. D'Angela  
Seconded by P. O'Neill*

***That the minutes of the September 30, 2011 meeting be adopted.***

CARRIED

### **Business Arising**

#### **2.1. Action Item – Architect RFP – Report 11-105-2.1.**

*Moved by B. Hannah  
Seconded by J. Osczytko*

***That the Niagara Regional Housing Board of Directors receives report 11-105-2.1., Action Item-Architect RFP, for information.***

CARRIED

#### **2.2. Action Item – Housing Allowance Program Results - Report 11-105-2.2.**

*Moved by K. Blackley  
Seconded by P. O'Neill*

***That, Niagara Regional Housing Board of Directors receives report 11-105-2.2., Action Item – Housing Allowance Program Results, for information.***

CARRIED

## **3. New Business**

#### **3.1. 3<sup>rd</sup> Quarter Variance and Operational Reports– July 1 – September 30, 2011 – Report 11-105-3.1.**

The General Manager highlighted the 111% increase in the number of homeless applications since 2008.

*Moved by B. Baker  
Seconded by S. Cordiner*

***That, Niagara Regional Housing Board of Directors approves the Operational Reports and Report on Variances as at September 30, 2011.***

CARRIED

**3.2. Quarterly Report to Council – July 1 – September 30, 2011 – Report 11-105-3.2.**

*Moved B. Hannah  
Seconded by B. Timms*

***That Niagara Regional Housing Quarterly Report to Council, July 31 to September 30, 2011 be approved and forwarded to the Public Health and Social Services Committee, Regional Council and Municipal Councils for information.***

CARRIED

**3.3. Gateway Residential and Community Support Services of Niagara Transition Housing Project – Report 11-105-3.3.**

J. Osczykko, Executive Director of Gateway, left the meeting for this item.

Gateway is currently renovating a building at King St. in Port Colborne under the Affordable Housing Program. This program is for self contained permanent housing and not for transitional housing.

Gateway submitted a proposal for capital funding, to add three transitional apartments to their King Street project, under the Region's Homelessness Request for Proposals. Capital projects are not eligible for funding under the Region's proposal call. However, regional staff felt that the proposal met a community need and as such referred the proposal to the NRH Board for consideration.

*Moved by S. Cordiner  
Seconded by B. Hannah*

***That the Niagara Regional Housing Board of Directors refer the Gateway RFP submission back to staff to investigate the potential for an interest free loan and/or cost-sharing possibilities with the Province.***

CARRIED

Action by: L. Beckwith

**3.4. 235 Fitch Street – Development Update – Report 11-105-3.4.**

After presenting the report, the General Manager requested volunteers from the Board to sit on a Building Design Committee that would meet with the architect for approximately two or three meetings. The committee would also consist of representation from Senior Services, Public Works, Integrated Community Planning and Corporate Services. A tour of a building that the architect has completed as well as a tour of the existing building at Fitch Street in Welland would provide the committee with the background for making design recommendations. Board Members on the committee would then be in a position to make final decisions around building design.

B. Baker, J. Osczytko, K. Blackley, H. D'Angela and B. Hannah volunteered to serve on this committee; T. Rigby volunteered to sit in for H. D'Angela if he is unable to attend a meeting. B. Timms was requested to add his expertise to the committee; he agreed.

D. Barrick joined the meeting at 9:45 A.M.

*Moved by H. D'Angela  
Seconded by P. O'Neill*

***That Niagara Regional Housing (NRH) Board of Directors:***

- 1. provides approval-in-principle for the advancement of the Fitch Street site in Welland to the Development phase; and,***
- 2. recommends that the report be provided to Public Health and Social Services Committee and Regional Council for information; and.***
- 3. set up a Building Design Committee to work with the Architect; and,***
- 4. delegate authority to Board Members representatives on the Building Design Committee to select the building design.***

CARRIED

Action by: M. MacLellan

### 3.5. Broadoak Video

An open house will be held this afternoon from 1:00 to 4:00 P.M. at Broadoak in Niagara Falls. Attendees will be able to tour the new units. Regional and Niagara Falls councillors, community agencies, CMT, the Mayor's Homelessness Committee in Niagara Falls, and NRH Board members were invited to attend. A bus tour of attendees from the Ontario Non-Profit Housing Association (ONPHA) will be touring Broadoak this weekend.

The video presents a look at this project from demolition, where \$80,000 was saved due to recycling and retention of the existing foundations, throughout the stages of this sustainable energy efficient construction. Many features are included such as: geothermal heating and cooling; solar thermal hot water; structural insulated panel (SIP) wall and roof system; grey water heat recovery system; and rain water recovery ready. Bathroom fans come on automatically when humidity reaches a certain level. Many more energy efficient technologies are incorporated in this community.

Rebates associated with this construction project will total approximately \$1.2 M with the expectation that there will be fewer capital repairs required over the life of the community. For tenants utility costs will be considerably lower.

Staff was congratulated on raising the bar in this model community of sustainable housing.

*Moved by T. Rigby  
Seconded by B. Timms*

***That the Niagara Regional Housing Board of Directors direct staff to present the Broadoak construction video to Council when the Quarterly Report to Council is presented, noting savings achieved through construction and on future utility and capital repair costs.***

**CARRIED**

**Action by: L. Beckwith**

**4. Closed Session – 10:20 A.M.**

D. Barrick declared a conflict and left the room.

*Moved by H. D'Angela  
Seconded by B. Hannah*

- 1. That the meeting move into closed session to consider information of a confidential nature regarding the Security of the property of the municipality or local board – Insurance Program Renewal; and,***
- 2. That K. Chislett, who has already seen the region's confidential report be allowed to remain in the room.***

**CARRIED**

**4.1. Insurance Program Renewal – Report IC 11-105-4.1.**

*Moved by A. King  
Seconded by S. Cordiner*

***That the Niagara Regional Housing Board of Directors receives report IC 11 105-4.1. Insurance Program Renewal and the recommendation therein be approved.***

**CARRIED**

**10:30 A.M.**

*Moved by B. Hannah  
Seconded by K. Blackley*

***That, the Niagara Regional Housing Board of Directors rise with report.***

**CARRIED**

D. Barrick returned to the meeting.

4.1.a

*Moved by B. Timms*

*Seconded by T. Rigby*

***That staff prepare a report for Council explaining the SHSC Insurance issue and request Council support in lobbying for change to government policy.***

CARRIED

## **5. General Manager's Report**

### **5.1. Financial Statements – Report 11-105-5.1.**

The General Manager advised that staff are monitoring expenditures and revenue closely to avoid a deficit at year end.

*Moved by P. O'Neill*

*Seconded by S. Cordiner*

***That, the Niagara Regional Housing Board of Directors receives the Financial Statements as at September 30, 2011***

CARRIED

### ***Open House Fort Erie***

There will be an open house and grand opening from 1:00 to 3:00 P.M. on November 3<sup>rd</sup> for the Community House at 20 Bowden St., Fort Erie

### ***Housing Provider Forum***

NRH will be holding a Housing Provider Forum at Club Roma on November 29<sup>th</sup>.

## **6. Chair's Report**

### ***Board of Director Surveys***

The chair reminded everyone place their Board surveys in the box provided before leaving.

### ***McLaughlin Community House***

Betty Boyd, Director of Community Services, Faith Tabernacle Church will attend the November Board meeting, as requested by Directors last month, to be recognized for her excellent work in the McLaughlin St., Welland community. Attention was directed to item 8.3, *The Community House News*, highlighting programming provided on-site.

### ***Executive Committee***

The Executive Committee has resumed monthly meetings; they are currently reviewing the Committee Structure that supports the work of the Board.

**NRH Org Chart**

Directors were requested to insert item 8.2 NRH Interim Organizational Chart in their Director Handbooks. Funding from the vacant Manager's position has been redirected to provide additional coverage for front line positions.

**Requests from other directors:****Municipal Councils**

Staff was asked to continue visiting local councils; present; Broadoak video to Niagara Falls Council.

**Congratulations to Cindy Forster**

Moved by G. Marshall

Seconded by P. O'Neill

**That the Niagara Regional Housing Board of Directors approve a letter of congratulations be sent from the Board congratulating Cindy Forster on her election to Member of Provincial Parliament and her position as NDP critic for the Ministry of Housing.**

CARRIED

Action by: L. Beckwith

**Broadoak Tour**

It was suggested that Jim Bradley and other local MP's and MPP's be given a private tour of Broadoak. Staff advised that MP's and MPP's would all be invited to the Grand Opening.

**7. Committee Reports****7.1. Executive Committee, Karen Murray, Chair**

Minutes of the September 13, 2011 meeting provided for information.

**7.2. Governance Committee**

No minutes.

**7.3. Investment Committee, H. D'Angela, Chair**

No minutes.

**7.4. Applicant/Tenant Appeals Committee**

Minutes of the September 20, 2011 appeal hearings; provided for information.

**7.5. Tender Awards Committee, A. King, Chair**

No minutes.

- 7.6. Operating Agreement Steering Committee, Karen Murray, Co-Chair  
No minutes.
- 7.7. Tenant Advisory Group, B. Hannah  
Minutes September 14 and June 15, 2011 quarterly meetings provided for information.
- 7.8. Housing Provider Advisory Group, C. Jolliffe, Chair  
No minutes.
- 7.9. Community Advisory Group, B. Baker, Chair  
No Minutes.

## **8. For Information**

- 8.1. Action Items from Previous Meetings
- 8.2. NRH Interim Organizational Chart

### ***Correspondence/Media***

- 8.3. The Community House News, 205 McLaughlin Street, Welland, ON, October-December 2011
- 8.4. *My life has changed 100 per cent*, Niagara This Week, September 22, 2011

## **9. BREAK – not required**

## **10. Presentation – none scheduled**

## **11. Other Business**

There was no other business.

## **12. Next Meeting**

Friday, November 25, 2011 - 9:00 A.M.  
NRH Board Room  
Campbell East, 3<sup>rd</sup> Floor  
2201 St. David's Road, Thorold, ON



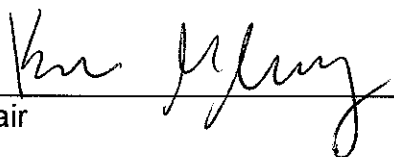
**13. Adjournment**

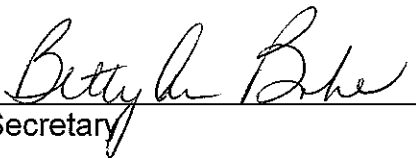
***Motion to Adjourn at 10:45 A.M.***

*Moved by A. King*

*Seconded by B. Timms*

Minutes Approved:

  
Chair

  
Secretary