



NIAGARA REGIONAL HOUSING

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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#118 – 2012

NRH Boardroom
Campbell East, 3rd Floor
2201 St. David's Road
Thorold, ON

January 25, 2013 – 9:00 A.M.

Attendees

Directors/

Members: K. Murray, H. D'Angela, C. Jolliffe, B. Baker,
S. Cordiner, T. Rigby, J. Osczytko, P. O'Neill
G. Marshall, K. Blackley, B. Hannah at 9:16 A.M.,
D. Barrick at 9:37 A.M.

Regrets: R. Katzman

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

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

A quorum being present, the meeting was called to order at 9:04 A.M.

1. Adoption of Agenda/Declaration of Conflict

Item 6.1. to be addressed after Business Arising, in order to
meet deadline for next PHSS Committee meeting.

*Moved by T. Rigby
Seconded by H. D'Angela*

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

David **Barrick**
Councillor, Port Colborne

Karen **Blackley**
Stakeholder, Thorold

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

Barbara **Hannah**
Tenant, Niagara Falls

Ronna **Katzman**
Councillor, St. Catharines

George **Marshall**
Councillor, Welland

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

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

Tim **Rigby**
Councillor, St. Catharines

Vacant
Stakeholder

That security of property of the municipality or local board - Fire Carlton St., St. Catharines and Fire Huron St., Niagara Falls be added to the closed session as items 6.2.1. and 6.2.2. respectively; that Fire Welland RSP be moved to 6.2.3.; and, that Broadoak be added as 6.3.

CARRIED

1a Moved by S. Cordiner
Seconded by J. Osczyppo

That the agenda be adopted as amended.

CARRIED

No conflicts were declared at this time.

2. Approval of Minutes

2.1. Minutes of the November 30, 2012 Meeting

Moved by G. Marshall
Seconded by S. Cordiner

That the minutes of the November 30, 2012 meeting be adopted.

CARRIED

2.2. Business Arising

2.2.1. Letter to Mayor Diodati and Members of Niagara Falls City Council, from NRH Chair, December 12, 2012 requesting waiver of demolition permit fees for Broadoak.

2.2.2. Letter to James Hinds, Chair, Ontario Power Authority, from NRH Chair, December 13, 2013, re: Broadoak eligibility for Energy Rebate programs.

2.2.3. Letter to NRH Chair, from Cliff Poyton, Director Operations, Ontario Power Authority, January 8, 2013, re: Broadoak eligibility for Energy Rebate programs.

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

That item 2.2.1. through 2.2.3. be received for information.

CARRIED

6.1. Closed Session – 9:12 A.M.

Moved by T. Rigby
Seconded by G. Marshall

That the meeting move into closed session to consider information of a confidential nature relating to Personal matters about an identifiable individual including municipal or local board employees – Board Appointment – Report IC 13-118-6.1.

CARRIED

6.1a *Moved by S. Cordiner
Seconded by C. Jolliffe*

That the recommendation in report IC 13-118-6.1. be approved.

CARRIED

6.1b 9:15 A.M.
*Moved by S. Cordiner
Seconded by B. Baker*

That the NRH Board of Directors rise with report.

CARRIED

9:16 A.M. - B. Hannah joined the meeting

3. New Business

3.1. Bill 140 – *Housing Services Act* - Local Rule: Remuneration of Directors - Report 13-118-3.1.

P. O'Neill declared a conflict of interest.

*Moved by H. D'Angela
Seconded by K. Blackley*

That Niagara Regional Housing Board approves the following local rule under the Housing Services Act (HSA):

A local rule be established to:

- 1. Maintain status quo related to remuneration of directors. Directors, elected via the provider's normal election processes, receive no remuneration for their role as board directors, other than amounts to reimburse for reasonable expenses incurred in the performance of the director's duties.***
- 2. For external Directors temporarily appointed by NRH to sit on a "project in difficulty" housing provider board, allow amounts for reimbursement of reasonable expenses incurred in the performance of the director's duties up to a limit of \$50 per month for Board and General Members' meetings attended. The remuneration costs are to be borne by the housing provider.***

CARRIED

Staff to prepare report on Mileage vs. honorariums.

Action by: L. Beckwith

9:37 A.M. – D. Barrick joined the meeting

- 3.2. 4th Quarter Report on Operations, October 1 to December 31, 2012 – Report 13-118-3.2.

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

That the NRH Board of Directors approves the Operational Reports and Report on Variances as at December 31, 2012.

CARRIED

- 3.3. 4th Quarter Report to Council, October 1 to December 31, 2012 – Report 13-118-3.3.

*Moved by T. Rigby
Seconded by C. Jolliffe*

That Niagara Regional Housing Quarterly Report to Council be approved and forwarded to the Public Health & Social Services Committee and subsequently to Regional and Municipal Councils for information.

CARRIED

- 3.4. Recommendations from Governance Ad Hoc Committee - Report 13-118-3.4.

*Moved by S. Cordiner
Seconded by G. Marshall*

That the Niagara Regional Housing Board of Directors approves the 11 recommendations submitted by the Governance Ad Hoc Committee.

CARRIED

- 3.5. Social Housing Renovation and Retrofit Program (SHRRP) and Renewable Energy Initiative (REI) Programs – Program Closeout Summary - Report 13-118-3.5.

*Moved by S. Cordiner
Seconded by T. Rigby*

That Niagara Regional Housing Board of Directors receive report 13-118-3.5., SHRRP & REI Programs – Program Closeout Summary for information.

CARRIED

Staff was commended for their strategic thinking in handling the SHRRP and REI Program process.

3.6. NRH Draft 2013 Strategic Plan and 2013 Business Plan - Report 13-118-3.6.

Appendix A – NRH 2013-2016 Strategic Plan was distributed. Staff advised that strategic directions were not listed in any specific order, all are equally important.

Moved by T. Rigby

Seconded by P. O'Neill

- 1. That the 2013 – 2016 NRH Strategic Plan BE APPROVED; and,**
- 2. That the 2013 NRH Business Plan BE APPROVED**

CARRIED

Both documents will be provided to Regional Council for approval.

3.7. Policy – Strategic and Business Plan Development Policy - Report 13-118-3.7.

Moved by H. D'Angela

Seconded by T. Rigby

That Niagara Regional Housing Board of Directors approve Policy E -12 - Strategic and Business Plan Development Policy.

CARRIED

3.8. Investment in Affordable Housing in Ontario: Niagara Renovates Program – Fiscal 2013/14 – Report 13-118-3.8.

M. Fearnside, Housing Programs Manager, reviewed the report revealing the significant staff time required to assist the public with this program.

Moved by S. Cordiner

Seconded by C. Jolliffe

1) That the Niagara Regional Housing Board APPROVES the following program components of the Niagara Renovates Program for fiscal 2013/14;

- a) funding be allocated on a first-come, first-served basis based on the current waiting list;**
- b) applications be approved throughout 2013/2014 in order to provide a consistent and staggered work flow;**

- c) *the 2013/2014 program continue with a maximum loan amount of \$20,000 for homeowners; however, where the maximum loan amount has been reached, staff have discretion to increase an application to \$22,000 to accommodate increases/extras related to approved work only; and*
- d) *the allocation of \$1,204,000 be targeted to homeowners (and secondary suites) only.*

- 2) *That this report be provided to Public Health and Social Services Committee for information.*

CARRIED

- 3.9. Regional Responsibilities (video-<http://www.youtube.com/watch?v=Cxcau4g9hI4&feature=youtu.be>)

Directors viewed the YouTube video *What does Niagara Region Do?*

4. General Manager's Report

- 4.1. Financial Statement as at November 30, 2012 - Report 13-118-4.1.

Moved by P. O'Neill

Seconded by S. Cordiner

That the Niagara Regional Housing Board of Directors approves the financial statement as at November 30, 2012.

CARRIED

- 4.2. Housing and Homelessness Plan

The second Housing and Homelessness Consultation session was held this week with over 100 people in attendance. A third session is planned for next week with the Aboriginal sector. Five Town Hall sessions are also planned in various communities around the region in February.

K. Chislett advised that a one-time grant is to be provided by the Ministry of Community and Social Services (MCSS) to Niagara Region in the amount of \$1,887,302 for the period January 1, 2013 to March 31, 2014. This funding comes on the heels of the province's previous reduction in Community Start-Up and Maintenance Benefit (CSUMB) of 52%. Although this new funding will reduce the gap from 52% to 21%, it will still leave a \$1M gap and its short-term nature of one year means that it will fall short of addressing the degree of need in this region.

Although it is one-time only, it strongly demonstrates that the province has listened to the advocacy from this Region and others for enough time and funding to adequately plan for the transition. Community Services staff are waiting for the program guidelines to determine the best application of the funding.

4.3. Niagara Renovates

The Ministry of Municipal Affairs and Housing has allocated another \$100,000 to NRH for the Niagara Renovates program. This funding came from other service managers who were unable to utilize their allocation by the ministry deadline.

4.4. Broadoak

The Broadoak budget has been approved Council.

4.5. Records Retention By-Law

The Clerk's office is recommending that NRH have its own Records Retention By-Law, instead of being included under the Region's by-law. If Council approves this approach, NRH will be working with Clerk's department to develop the NRH by-law for Board and Council approval.

4.6. Fitch Street, Welland

Pictures of the current work site were passed around the table.

- Site servicing work is 90% complete.
- Excavation and foundation work 60% complete.
- Geothermal drilling started this week and will continue for two to five weeks depending on ground conditions.
- Tenant parking relocated to Giant Tiger parking lot
- Taxi services and regional transit options provided to affected tenants
- Exterior design choices completed
- Total spending to date \$1,272,277 or approximately 10% of the total budget
- Design Committee reviews the budget at each meeting.

5. Chair's Report

The Chair briefed Directors on information item 8.5. that was distributed earlier, *Governments of Canada and Ontario Celebrate New Affordable Housing in Welland*.

K. Chislett left the meeting.

6. Closed Session – 10:22 A.M.

Moved by P. O'Neill

Seconded by C. Jolliffe

That the meeting move into closed session to consider information of a confidential nature relating to security of property of the municipality or local board regarding: 6.2. Fires

6.2.1. Fire Carlton St., St. Catharines,

6.2.2. Fire Huron St., Niagara Falls,

6.2.3. Fire Welland Rent Supplement Program**6.3. Broadoak.**

CARRIED

6.2. Fires

*Moved by D. Barrick**Seconded by T. Rigby****That the verbal reports on fires be received.***

CARRIED

6.3. Broadoak

*Moved by D. Barrick**Seconded by K. Blackley****That the verbal report on Broadoak be received; and,
That staff proceed as directed.***

CARRIED

6.a - 11:28 A.M.

*Moved by D. Barrick**Seconded by T. Rigby****That the Board rise with report.***

CARRIED

7. Committee Reports

7.1. Appeals

Minutes of the December 11 & 13, 2012 and January 8, 2013 Appeal Hearings were provided for information.

7.2. Tenant Advisory Group

Minutes of the October 10, 2012 quarterly meeting were provided for information.

7.3. Fitch St. Design

Minutes of the December 19, 2012 meeting were provided for information.

*Moved by H. D'Angela**Seconded by K. Blackley****That the Niagara Regional Housing Board of Directors receive the Minutes of
Committee meetings for information.***

CARRIED

8. For Information

- 8.1. Action Items from Previous Meetings

Correspondence/Media

- 8.2. *Niagara ballerina takes stage*, The Standard, December 16, 2013
- 8.3. *Niagara's vacancies cold comfort for some renters*, QMI Agency, December 14, 2012.
- 8.4. NRH 10th Anniversary Calendar
- 8.5. *Governments of Canada and Ontario Celebrate New Affordable Housing in Welland*, Marketwire, January 21, 2013

9. BREAK – Not required

10. Presentation – see item 3.9.

11. Other Business

There was no other business.

12. Next Meeting

Friday, February 22, 2013 - 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road, Thorold, ON

13. Adjournment

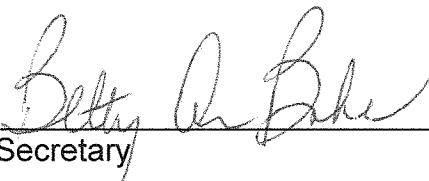
Motion to adjourn at 11:29 A.M.

Moved by P. O'Neill
Seconded by T. Rigby

CARRIED

Minutes Approved:


Chair


Secretary