

NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
2201 St. David's Road, P.O. Box 344
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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#123 – 2013

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

June 28, 2013 – 9:00 A.M.

Attendees

Directors/

Members: S. Cordiner, H. D'Angela, K. Blackley, P. O'Neill,
K. Murray, B. Baker, C. Jolliffe, K. Kendrick,
T. Rigby, J. Osczytko, B. Hannah

Regrets: D. Barrick, R. Katzman

Absent: G. Marshall

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

Regional Staff: K. Chislett, Commissioner Community Services
D. Mino, Program Financial Analyst
Chris McQueen, Director of Financial Management and
Planning & Deputy Treasurer for item 3.1.
Henri Koning, Director Senior Services, for item 4.6.

A quorum being present, the meeting was called to order at 9:05 A.M.

1. Adoption of Agenda/Declaration of Conflict

*Moved by C. Jolliffe
Seconded by J. Osczytko*

Directors:

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

Henry D'Angela, Vice-Chair
Councillor, Thorold

Karen Blackley, Secretary
Stakeholder, Thorold

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

Betty Ann Baker
Stakeholder, Welland

David Barrick,
Councillor, Port Colborne

Barbara Hannah
Tenant, Niagara Falls

Catherine Jolliffe
Stakeholder, Welland

Ronna Katzman
Councillor, St. Catharines

Kelly Kendrick
Fort Erie, Stakeholder

George Marshall
Councillor, Welland

Karen Murray
Public-at-large,
St. Catharines

John Osczytko
Public-at-Large, Welland

Tim Rigby,
Councillor St. Catharines

That the agenda be ADOPTED.

CARRIED

No conflicts of interest were declared.

2. Approval of Minutes

2.1. Minutes of the May 24, 2013 Meeting

Moved by P. O'Neill

Seconded by K. Blackley

That the minutes of the May 24, 2013 meeting be ADOPTED.

CARRIED

Business Arising

2.2. Discussion re: Names of housing providers (EOA 13-122-3.4.)

At the last meeting the Board received a report on expiring housing provider operating agreements. Staff analysis and projections indicated that a few providers may not be financially viable when their agreements expire. This was just the first of such reports on the topic. The spreadsheet appendix did not identify housing providers by name but rather by a letter of the alphabet. The Directors requested staff to provide a copy of the spreadsheet with the housing provider names.

Staff brought copies of the revised spreadsheet and identified the following concerns if the spreadsheets were released in open session:

- The spreadsheet becomes a public document and individual providers have not be advised of their status;
- As a public report, each provider would be aware of other providers' financial position;
- This comparison could affect some providers adversely in their future business dealings with area vendors; and,
- It could potentially place some NRH Directors in a conflict position.

Staff was directed to seek a legal opinion regarding the above noted issues.

Action by: L. Beckwith

3. New Business

3.1. Cost Allocation Model ("below the line costs") – Presentation

Chris McQueen, Director of Financial Management and Planning & Deputy Treasurer, Niagara Region, distributed a copy of his presentation on the new Cost Allocation Model.

It was explained that three types of costs are distributed to regional departments and ABC's under the new model:

- Direct – external services ie. WSIB, postage, rent
- Direct “rate” based – internal services ie. building maintenance, colour photocopies
- Indirect – formula based - not controllable by the department or ABC ie. finance, HR, IT, insurance, debt charges

It is anticipated that eventually base levels of service will be defined and reports to departments/ABCs available on a quarterly basis to support the allocation calculations.

The presentation was appreciated and Directors requested an HR Cost Allocation for NRH.

3.2. NRH 2013 Business Plan Update – Report 13-123-3.2.

Directors were asked to update page 2: Implement Pilot – Not Started to Implement Rykert Economic Development Pilot - Underway

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

That Niagara Regional Housing Board APPROVES the update to the NRH 2013 Business Plan as stated in report 13-123-3.2.

CARRIED

3.3. Rooftop Telecommunications – Report 13-123-3.3.

Roof top antennas are a viable source of non-rental revenue which do not pose any greater health risk than does frequent cell phone use.

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

That the NRH Board APPROVES a limit of two roof top communications towers per building.

CARRIED

3.4. Non-Smoking Building – 235 Fitch St. Welland - Report 13-123-3.4

Currently, there is no totally smoke-free environment, affordable rental building choice in the city of Welland; the new Fitch Street building will provide that option.

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

That the NRH Board RECOMMENDS that the NRH policy on smoking be included or incorporated into the Public Health report noted in report 13-123-3.4.

CARRIED

3.4. a

Moved by B. Baker

Seconded by T. Rigby

That the NRH Board APPROVES 235 Fitch Street East new building as a non-smoking building

CARRIED

The possibility of designating an on-site outdoor space for smoking was suggested, if tenants no longer have the freedom to smoke in their own homes.

3.5. Mandate Change – 140 Elmview Street, Welland – Report 13-123-3.5.

This pilot program seeks to alleviate the 12 year wait for Welland non-seniors (age 16-54) to obtain rent-geared-to-income housing, by opening one of the seniors buildings on Elmview St. in Welland to non-seniors. The tenants at the affected building have been consulted and support the mandate change.

Moved by T. Rigby

Seconded by P. O'Neill

That the NRH Board of Directors APPROVES an open age mandate mandate for 140 Elmview St. Welland as a two year pilot.

CARRIED

3.6. Housing First Pilot Program – Report 13-123-3.6.

The Housing First Pilot Program is intended to help people move quickly from homelessness by providing supports to help them find and keep housing. The first year of the program has been quite successful.

Moved by J. Osczytko

Seconded by P. O'Neill

That Niagara Regional Housing Board of Directors RECEIVES report 13-123-3.6. for information.

CARRIED

3.7. 2013 Award for Excellence in Co-operative Enterprise: Niagara Peninsula Homes <http://www.youtube.com/watch?v=vZW-XGBfr8Y&feature=youtu.be>

B. Baker's many accomplishments in community economic development were highlighted in this video.

4. General Manager's Report

4.1. Financial Statements as at May 31, 2013 – Report 13-123-4.1.

Moved by P. O'Neill

Seconded by K. Blackley

That the NRH Board of Directors APPROVES the financial statements as at May 31, 2013.

CARRIED

This is the first time in NRH's history that a deficit is being projected for year end. Staff has requested a reconsideration of property tax assessments which will reduce some of the pressure currently being experienced.

The August Board meeting has been moved up to August 16th to meet the Region's budget approval timeline.

4.2. Provincial and Territorial Ministers Responsible for Housing call for sustainable Federal funding partnership, June 25, 2013

Press release was distributed. The need for long-term sustainable affordable and social housing was discussed and the Provincial and Territorial Ministers agreed to extend an invitation to the Federal Minister to attend their next meeting.

4.3. Mother of two faces battle over mould, Niagara This Week, June 27, 2013

Newspaper article distributed.

4.4. McLaughlin St., Welland, Block Party

Directors were invited to attend the 5th annual block party at McLaughlin St. on July 6th from 1:00 to 4:00 P.M.

4.5. Update - Four Directors Leaving Board

September 2013 will see the completion of 4 directors' terms of office. NRH has received 2 applications for the one tenant position and 10 applications for the one Public at Large position but no applications for the two Co-op Stakeholder positions.

Directors agreed that the submission deadline for applications from the Co-op sector would be extended to the 3rd week in July. If no applications are received for the Co-operative Director position, the following options were discussed:

- The definition of Co-operative Stakeholder might be redefined to include Federal Co-operatives;
- Decrease the time a director must be off Board before reapplying
- Extend the term of the existing Director's until the positions are filled.

4.6. Aging Well in Niagara – Community Input

Henri Koning, Director Senior Services joined the meeting to speak to informational item 8.2. Aging Well in Niagara – Community Input. Niagara Region has the fourth highest population of seniors in Ontario. 600 seniors from 12 municipalities participated, providing answers to such questions as what is allowing them to live at home and what would prevent them from staying at home.

Ms. Koning reviewed the nine main concerns noted in the report: Housing, In-Home Support, Wellness, Recreational and Social Programs, Health Services, Transportation, Lack of Awareness of Existing Programs and Services, Program Delivery and Capacity, Financial Limitations and Stigma About Asking for Help.

4.7. Housing and Homelessness Plan (HHP) Update

The HHAP will go to PHSS committee next Tuesday and to Council on July 11th.

5. Chair's Report

No report

6. Closed Session – not required

7. Committee Reports

7.1. Appeals

Minutes of the May 14 & 28 & June 11, 2013 hearings were provided for information.

7.2. Executive Committee, K. Murray, Chair

Minutes of the March 25, 2013 meeting were provided for information.

- 7.3. Community Economic Development Advisory Group (CEDAG), T. Rigby, Chair
Minutes of the March 7, 2013 meeting were provided for information

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

That the NRH Board of Directors RECEIVES the committee reports.

CARRIED

8. For Information

- 8.1. Action Items from Previous Meetings

Correspondence/Media

- 8.2. Aging Well in Niagara – Community Input (Report to PHSS Committee COM 16-2013, June 11, 2013)

- 9. **BREAK** – Not required

- 10. **Presentation** – see items 3.1. & 3.7.

11. Other Business

There was no other business

12. Next Meeting

Friday, August 16, 2013
NRH Board Room
Campbell East, 3rd Floor
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- 13. Adjournment

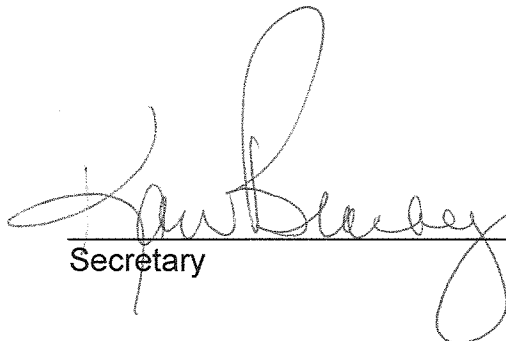
Motion to adjourn at 11:27 A.M.

*Moved by T. Rigby
Seconded by J. Osczykko*

CARRIED

Minutes Approved:


Chair


Secretary