



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor

2201 St. David's Road, P.O. Box 344

Thorold, ON L2V 3Z3

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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

Linda Allen
Tenant, St. Catharines

David Barrick,
Councillor, Port Colborne

Barbara Carroll
Public-at-large,
St. Catharines

Ken Goka
Stakeholder, Welland

Vacant
Stakeholder,

Ronna Katzman
Councillor, St. Catharines

Kelly Kendrick
Fort Erie, Stakeholder

George Marshall
Councillor, Welland

John Osczytko
Public-at-Large, Welland

Tim Rigby,
Councillor St. Catharines

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#127 – 2013

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

November 22, 2013 – 9:00 A.M.

Attendees

Directors/

Members: S. Cordiner, H. D'Angela, K. Blackley, G. Marshall,
J. Osczytko, K. Goka, T. Rigby, K. Kendrick,
B. Carroll, L. Allen, D. Barrick at 9:33 A.M

Regrets: P. O'Neill, R. Katzman

NRH Staff: L. Beckwith, M. MacLellan, M. Fearnside, W. Thompson
V. Amato & A. Swigger for item 7.2.

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

A quorum being present, the meeting was called to order at 9:00 A.M.

1. Adoption of Agenda/Declaration of Conflict

Staff requested that Closed session Item 7.3., New Director, be considered before item 7.1. to allow K. Chislett to remain in attendance.

Moved by J. Osczytko

Seconded by K. Blacklay

That the agenda be ADOPTED as amended.

CARRIED

No conflicts of interest were declared.

2. Approval of Minutes

2.1. Minutes of the October 25, 2013 Meeting

*Moved by T. Rigby
Seconded by K. Goka*

That the minutes of the October 25, 2013 meeting be ADOPTED.

CARRIED

Business Arising

2.2. Committee Membership.

*Moved by K. Kendrick
Seconded by K. Blackley*

That the NRH Board REVIEWS committee membership and APPROVES the removal of action item #15 from the Action List.

CARRIED

Sign-up sheet for 2014 Appeal hearings was passed around the table; Directors were requested to indicate dates for which they are available.

The report asks Directors to reaffirm their commitment to the committees(s) on which they currently serve and/or express interest in other committees. The General Manager requested Directors to advise staff within one week.

2.3. NRH Oath of Confidentiality

Staff advised that new wording was provided by legal department.

*Moved by T. Rigby
Seconded by G. Marshall*

That the NRH Board of Directors APPROVES the revised NRH Oath of Confidentiality.

CARRIED

Directors signed the revised Oath.

Staff was directed to double check that new wording is correct as the oath no longer specifically references confidentiality after a Director leaves the Board.

Action by: L. Beckwith

2.4. Housing and Homelessness Action Plan

Directors were advised that Niagara's 10 Year Housing and Homeless Action Plan was approved by the Province and Council.

The approval will be announced in the Atrium later this morning. With the Board's permission the meeting will break at 9:50 A.M. to attend the event scheduled to start at 10:00 A.M. Media will be present.

Unspent funding from one of Community Services programs has been approved for a pilot Eviction Prevention Program for Housing Providers. Welcome Home Kits consisting of start-up necessities such as dishwashing liquid, pots and pans etc. will be provided to people new to setting up a home, such as those fleeing abuse or just moving out of a shelter.

3. Presentation – no presentation scheduled

4. Staff Reports

4.1. Development of a New Long-Term Federal Plan to Fix Canada's Housing Crunch – Report 13-127-4.1.

There was discussion on how the use of 30% of income as a definition of affordable housing can be misleading. For example, a household of five living on 30% of \$25,000 is not the same as a one person household living on 30% of the same income.

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

That the NRH Board SUPPORTS the Federation of Canadian Municipalities (FCM) resolution as amended and REFERS report 13-127-4.1. Development of a New Long-Term Federal Plan to Fix Canada's Housing Crunch to Public Health and Social Services Committee as amended for consideration.

CARRIED

4.2. Response to Hoarding in Niagara - Report 13-127-4.2.

The Board reviewed Niagara's Collaborative Framework for dealing with Hoarding issues and directed staff to include in the report that hoarding may now be considered a mental health disorder.

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

That Niagara Regional Housing Board of Directors REFERS report 13-127-4.2. Response to Hoarding in Niagara to Public Health and Social Services Committee, as amended, for information.

CARRIED

4.3. NRH Approach to Hoarding Behaviours – Report 13-127-4.3.

Moved by K. Blackley

Seconded by H. D'Angela

That Niagara Regional Housing Board of Directors RECEIVES report 13-127-4.3. NRH Approach to Hoarding Behaviours for information purposes.

CARRIED

W. Thompson left the meeting at 9:30 A.M. to meet Cogeco.

D. Barrick joined the meeting at 9:33 A.M.

4.4. Housing Services Act - Special Needs Housing – Report 13-127-4.4.

Moved by K. Kendrick

Seconded by K. Goka

That the NRH Board APPROVES the following local rules related to special needs housing and the requirements of Special Needs Housing Administrators (SNHAs):

1. That status quo is maintained for the following rules related to special needs housing:

a) NRH will continue to be the special needs housing administrator for all modified units without supports; and,

b) Households living in special needs units are immediately eligible to receive RGI upon the determination of RGI eligibility.

2. That the six (6) Special Needs Housing Administrators (identified in O.Reg. 367/11, Schedule 3 develop policies and processes related to special needs housing, as required by the Housing Services Act (HSA), by June 30, 2014.

CARRIED

Discussion ensued regarding persons with special needs. Applicants are asked if they have any special needs when they apply for housing; or, once housed, a tenant may develop special needs. In this case the tenant may request a transfer to a live in a modified unit if they are able to live independently with or without agency supports.

If the tenant wants to remain in their unmodified unit, light modifications such as grab bars, door openers and ramps can be installed. However, space limitations and renovation costs can limit the amount of modification that can be undertaken. Wheelchair accessibility is particularly difficult in older buildings as there isn't sufficient space for turning circles.

Staff was directed to develop guidelines for tenants requiring modified units after moving into an unmodified unit so they are aware of the process.

Action by: M. MacLellan

Recess 9:50 A.M.

All agreed to recess and proceed to the Atrium for the National Housing Day event.

Reconvene 10:33 A.M.

Meeting came to order with same attendees as prior to recess.

4.5. Housing Services Act Local Areas of Flexibility-Appeal Committee – Report 13-127-4.5.

Moved by K. Blackley

Seconded by K. Goka

That the NRH Board APPROVES the following local rules related to housing provider appeals:

- 1. That status quo be maintained, where housing providers are delegated full responsibility for hearing appeals (reviews) from their residents;***
- 2. That housing providers be required to establish an Appeal Committee and develop appropriate policies related to processes, procedures, and training requirements, in compliance with the Housing Services Act (HSA);***
- 3. That appeals from housing provider residents, related to RGI eligibility, RGI payable, and special needs eligibility be heard by the NRH Appeal Committee, in exceptional cases only, where the housing provider or special needs housing administrator has not established a proper Appeal Committee, in compliance with the HSA; and,***
- 4. That the NRH Appeal Committee's Term of Reference be amended accordingly.***

CARRIED

5. New Business

There were no requests to add new business.

6. General Manager's Report

6.1. Financial Statements as at October 31, 2013 – Report 13-127-6.1.

Financial Statements were distributed.

*Moved by D. Barrick
Seconded by T. Rigby*

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

CARRIED

6.2. Grant for Fitch Street Development

NRH has been advised that it was successful in obtaining a very competitive FMC Feasibility grant in the amount of \$175,000. Additionally there will be three more opportunities to receive very low interest (1%) grants in December, March and June. This will allow more RGI units at the new Fitch Street site.

7. Closed Session – 10:40 A.M.

*Moved by D. Barrick
Seconded by K. Blackley*

That the NRH Board of Directors move into closed session to receive information of a confidential nature regarding Security of the Property of the Municipality or Local Board and personal matters about an identifiable individual(s), including municipal or local board employees.

CARRIED

M. Fearnside, M. Maclellan and D. Woiceshyn left the room.

7.3. Appointment of New Director to the NRH Board – Report IC 13-127-7.3.

*Moved by D. Barrick
Seconded by B. Carroll*

That the Board of Directors APPROVES the recommendations in report IC 13-127-7.3. Appointment of New Directors to NRH Board.

CARRIED

K. Chislett left, M. Fearnside, M. Maclellan and D. Woiceshyn returned to the meeting at 10:19 A.M.

7.1. Scattered Unit Portfolio – Niagara Falls – Report IC 13-127-7.1.

A. Swigger joined the meeting at 11:03 A.M.
W. Thompson returned to the meeting at 11:15 A.M.

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

That the Niagara Regional Housing Board APPROVES the recommendations in report IC 13-127-7.1., Scattered Unit Portfolio – Niagara Falls.

CARRIED

7.2. Scattered Unit Portfolio – Fort Erie – Report IC 13-127-7.2.

*Moved by K. Kendrick
Seconded by B. Carroll*

- 1. That the Board of Directors APPROVES the recommendations in report IC 13-127-7.2. Scattered Unit Portfolio – Fort Erie; and,***
- 2. That an UPDATE be provided in 2 years time.***

CARRIED

Action by; M. MacLellan

11:30 A.M. With the exception of the L. Beckwith and V. Amato all staff left the meeting.

7.4. Housing Provider

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

That the Board of Directors APPROVES:

- 1. A letter be sent to the Housing Provider Board; and,***
- 2. A brief letter be sent to the Councillor advising the matter was investigated and there were no concerns;***
- 3. The Chair sign both letters; and***
- 4. A copy of letters be provided to Directors in the next board package.***

CARRIED

Staff was directed to prepare a report on how NRH staff and Board should communicate information and who is entitled to receive information, in what manner/process.

Action by: L. Beckwith

7.a. 11:57 A.M.

*Moved by D. Barrick
Seconded by K. Blackley*

That the NRH Board of directors rise with report.

CARRIED

8. Committee Reports

8.1. Executive, S. Cordiner, Chair
Minutes of the September 10, 2013 meeting were provided for information.

8.2. Appeal
Minutes of the October 29, 2013 hearing was provided for information.

*Moved by D. Barrick
Seconded by K. Kendrick*

That the NRH Board of Directors RECEIVES the committee reports noted above.

CARRIED

9. For Information

9.1. Action Items from Previous Meetings

Correspondence/Media

No Correspondence

10. Other

The Chair thanked the Board and staff for their professionalism wishing they and their families well over the holidays.

11. Next Meeting

Friday, January 31, 2014 at 9:00 A.M.

NRH Board Room
Campbell East
2201 St. David's Road
Thorold

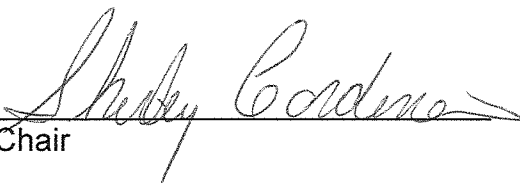
12. Adjournment

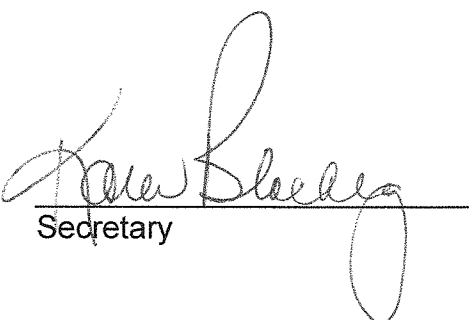
Motion to adjourn at 12:00 P.M.

*Moved by T. Rigby
Seconded by K. Kendrick*

CARRIED

Minutes Approved:


Chair


Secretary