



NIAGARA REGIONAL HOUSING

Campbell East, 3rd 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

#138 – 2015

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

January 30, 2015 – 9:00 A.M.

Attendees

Directors/

Members: S. Cordiner, H. D'Angela, K. Blackley, S. Volpatti
J. Hyatt, K. Goka, J. Osczytko, P. Grenier
L. Allen at 9:44 A.M.

Regrets: W. Sendzik, K. Kendrick, P. O'Neill, B. Carroll,
A. Petrowski

NRH Staff: M. Fearnside, W. Thompson, T. Fortier, D. Woiceshyn,
V. Amato,

Regional Staff: K. Chislett, Commissioner Community Services

Directors:

Shirley Cordiner, Chair
Public-at-Large, Welland

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

Barbara Carroll
Public-at-Large, St. Catharines

Ken Goka
Stakeholder, Welland

Paul Grenier,
Councillor, Welland

James Hyatt
Stakeholder, St. Catharines

Kelly Kendrick
Stakeholder, Fort Erie

John Osczytko
Public-at-Large, St. Catharines

Andrew Petrowski
Councillor, St. Catharines

Walter Sendzik
Councillor St. Catharines

Selina Volpatti
Councillor, Niagara Falls

A quorum being present, the meeting was called to order at 9:10 A.M.

1. Adoption of Agenda/Declaration of Conflict

Moved by J. Hyatt

Seconded by J. Osczytko

That the agenda be ADOPTED as amended.

CARRIED

Conflicts of interest were declared by J. Osczytko, K. Goka and K. Blackley with item 4.6., Investment in Affordable Housing Extension Program Years 2-6 as groups with which they are associated may be applying for funding.

2. Approval of Minutes

2.1. Minutes of the January 8, 2015 Meeting

Moved by K. Blackley

Seconded by J. Hyatt

That the minutes of the January 8, 2015 meeting be ADOPTED.

CARRIED

2.2. Business Arising

There was no business arising.

3. Presentation – see item 4.6.

4. Staff Reports

4.1. 4th Quarter 2014 Report to Board on Operations – Report 15-138-4.1.

Moved by K. Blackley

Seconded by J. Osczytko

That Niagara Regional Housing Board of Directors APPROVES the Fourth Quarter Report – October 1 to December 31, 2014.

CARRIED

Staff reviewed the report requesting Directors to advise if they would like more or less information in any particular area.

4.2. 4th Quarter 2014 Report to Council - Report 15-138-4.2.

Moved by H. D'Angela

Seconded by P. Grenier

- 1. That the NRH Board of Directors APPROVES report 15-138-4.2., Quarterly Report to Council – October 1 to December 31, 2014: and,***
- 2. That the report be FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.***

CARRIED

4.3. Three Program Review Project – Final Report - Report 15-138-4.3.

Staff reviewed the report with Directors; KPMG has reviewed and validated the models for the 3 legislated programs, and developed a model for projecting future costs; the analysis indicates that the owned units are the least costly program and Rent Supplement the most costly program at a point in time (December 31, 2011); further analysis in the future will incorporate existing programs versus building new affordable housing on a per unit basis.

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

That the Niagara Regional Housing Board of Directors FORWARDS report 15-138-4.3., Three Program Review Project – Final Report to PHSS Committee and subsequently Regional Council for information.

CARRIED

4.3.a.

*Moved by H., D'Angela
Seconded by J. Hyatt*

That Niagara Regional Housing Board of Directors RECEIVES report 15-138-4.3., Three Program Review Project – Final Report for information.

CARRIED

4.4. Action Item: Parking Update – 235 Fitch Street, Welland – Report 15-138-4.4.

*Moved by J. Osczytko
Seconded by P. Grenier*

That Niagara Regional Housing Board of Directors RECEIVE report 15-138-4.4., Parking Update – 235 Fitch Street, Welland for information.

CARRIED

Linda Allen joined the meeting at 9:44 A.M.

Staff advised that cost estimates for additional parking will be the subject of another report in Spring. Staff was directed to include information on operational cost estimates, risks of not proceeding, and information on other properties in Welland that charge for parking.

Action by: T. Fortier

4.5. Mortgage Renewal 709 King Street, Port Colborne

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

That Niagara Regional Housing Board of Directors

- 1) **APPROVES** *The settlement and discharge of the current mortgage held by Great West Life as defined Option No. 3 of this report; and,*
- 2) **DIRECTS** *Staff to work with Legal Services to ensure necessary documents are prepared and executed to affect the discharge of the existing mortgage for 709 King Street, Port Colborne.*

CARRIED

4.6. Investment in Affordable Housing Extension Program (IAH-E) -
Years 2-6

A slide show was presented by M. Fearnside, detailing the various program components that may be funded under the IAH-E and recommended allocations for each component.

Moved by H. D'Angela

Seconded by L. Allen

That the NRH Board of Directors RECOMMENDS to Regional Council:

1. ***Approval of the Program and Delivery Fiscal Plan (PDFP) under the Investment in Affordable Housing in Ontario Extension (IAH-E) program, for the five year period April 2015 to March 2020 (Years 2–6) in the total amount of \$21,367,700.***
2. ***Approval of a full-time temporary Shared Services IAH staff position to support the financial administration of the IAH-E program (an increase from the existing part-time position of .6 FTE).***

CARRIED

K. Goka, K. Blackley and J. Osczytko having declared a conflict did not vote.

5. **New Business**

There was no new business

6. **General Manager's Report**

- 6.1. Financial Statements as at December 31, 2014 will not available till March 2015
- 6.2. NRH Committee Membership – Item 15-138-6.2.

The Chair requested volunteers for NRH committee and advisory group seats left vacant by the four retiring Councillors.

J. Hyatt and S. Volpatti volunteered to sit on the Tender Awards Committee.

The Chair also asked Directors to advise her if they had an interest in sitting on any of the other committees where a vacancy was not indicated. There was no response at this time.

P. Grenier requested background information regarding NRH be sent to Region's lawyer.

6.3. Niagara Community Design Award

NRH will be receiving a Niagara Community Design Award for 235 Fitch Street, Welland on the evening of March 4th at the Stone Mill Inn on Merritt St., St. Catharines.

7. Closed Session – not required

8. *Committee Reports*

There were no committee reports

9. For Information

9.1. Action Items from Previous Meetings

Correspondence/Media

9.2. Letter to NRH Board dated December 10, 2014 from Dick Halverson for Cordage Green re: funding of 2nd mortgage.

9.3. *Niagara's poor rate housing as unacceptable*, St. Catharines Standard, December 4, 2014

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

That the Niagara Regional Housing Board of Directors RECEIVE the above noted Correspondence/Media items.

CARRIED

9. Other Business

There was no other business.

10. Next Meetings

Friday, February 27, 2015 at 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold

11. Adjournment

Motion to ADJOURN at 10:40 A.M.

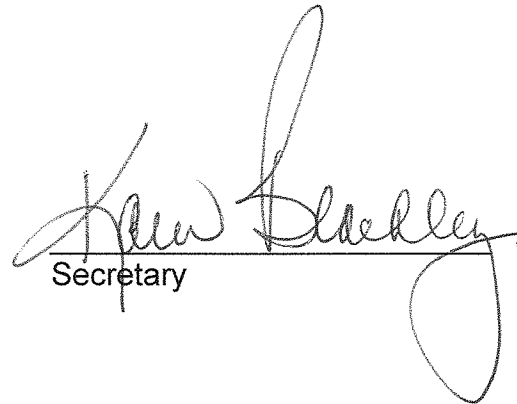
*Moved by H. D'Angela
Seconded by K. Blackley*

CARRIED

Minutes Approved:



Chair



Secretary