



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

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

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#142 – 2015

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

May 29, 2015 – 9:00 A.M.

Attendees

Directors/

Members: S. Cordiner, H. D'Angela, K. Blackley, P. O'Neill
J. Hyatt, B. Carroll, P. Grenier, L. Allen, S. Volpatti,
W. Sendzik till 10:37 A.M.

Regrets: J. Osczytko, A. Petrowski, K. Kendrick

Absent: K Goka

NRH Staff: E. Balmain, M. Fearnside, W. Thompson,
V. Amato, S. Phillips for items 3.2 & 3.3

Regional Staff: K. Chislett, Commissioner Community Services
D. Woiceshyn, Program Financial Analyst
Britney Williamson, Development Planner for items 3.2
& 3.3

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

1. Adoption of Agenda/Declaration of Conflict

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

That the agenda be ADOPTED.

CARRIED

A conflict of interest was declared by K. Blackley with items 3.2 and 3.3 regarding IAH RFP, as her organization submitted a proposal.

2. Approval of Minutes

2.1. Minutes of the April 24, 2015 Meeting

New first page was distributed.

Moved by H. D'Angela

Seconded by P. Grenier

That the minutes of the April 24, 2015 meeting be ADOPTED as amended.

CARRIED

2.2. Business Arising

2.2.1. Online items for General Public

At the April 24, 2015 Board meeting Directors tasked the Executive Committee with looking into what other ABC's are doing regarding posting of their agenda packages online.

The Executive Committee met on May 12th and reviewed the feedback gathered from the Police Services Board (PSB) and the Niagara Peninsula Conservation Authority (NPCA) regarding posting of agendas, minutes and reports online for the general public:

- The NPCA agenda and reports are available online to the public prior to meetings, if it is thought that a report might be controversial it is marked as draft and reposted as revised if significant changes were requested.
- The Police Services Board posts agendas and minutes only of their public meetings

Directors agreed that:

- *Agenda's only will be posted on the NRH website prior to meetings*
- *Minutes will be posted to the website as is the current practice*
- *Reports will not be posted, but may be requested from staff. This will avoid any misunderstandings if the recommendation or report is changed as a result of the meeting.*
- *If a Director is not present at a meeting, an item will not be re-introduced. Director may contact the Chair or General Manager for further information regarding how decision was reached.*

2.2.2. Strategic Planning

The Chair advised that the Executive Committee will receive proposals after the RFP closes from prospective strategic planning facilitators. The Executive Committee will then make a recommendation for approval by the Board.

2.2.3. Homeownership Program – deferred.

3. Reports

3.1. First Quarter Report to Board Jan. 1 to March 31, 2015 – Report 15-142-3.1.

Moved by P. Grenier

Seconded by S. Volpatti

1. ***That the NRH Board of Directors APPROVES the first 8 pages of report 15-142-3.1., Quarterly Report to Board of Directors – January 1 to March 31, 2015 being forwarded to PHSS for information; and,***
2. ***That staff PRESENT to PHSS on June 23rd including Appendices; and,***
3. ***That staff be directed to work on REDEVELOPMENT of the report.***

CARRIED

A lengthy discussion ensued regarding what information should be included, in what format for best clarity.

3.1.a.

Moved by P. Grenier

Seconded by P. O'Neill

That the NRH Board of Directors RECEIVES report 15-142-3.1., the First Quarter Report to Board of Directors – January 1 to March 31, 2015.

CARRIED

K. Blackley, having declared a conflict, left the Room at 9:57 A.M. for items 3.2. and 3.3.

3.2. Investment in Affordable Housing for Ontario 2014 Extension (IHA-E) – Request for Proposal (RFP) Funding - Report 15-142-3.2.

J. Hyatt, Chair of the Development Committee, presented items 3.2. and 3.3.

Moved by P. O'Neill

Seconded by B. Carroll

That the Niagara Regional Housing Board of Directors RECEIVES report 15-142-3.2. IHA-E RFP Funding, for information.

CARRIED

3.3. Investment in Affordable Housing for Ontario 2014 Extension (IHA-E) – Request for Proposal (RFP) Funding Recommendations– Report 15-142-3.3.

Report 15-142-3.3., IHA-E – RFP Funding Recommendations was distributed.

Moved by J. Hyatt

Seconded by B. Carroll

That the Niagara Regional Housing Board of Directors **APPROVES** the following projects be **RECOMMENDED** to Niagara Region and the Ministry of Municipal Affairs and Housing to receive IAH-E Year 2 Rental Housing component capital funding:

- i) Gateway Residential & Community Support Services in the amount of \$720,000 or \$80,000 per unit for nine (9) units; and,
- ii) Thorold Municipal Non-Profit (TMNPHC) in the amount of \$1,228,912 or \$87,779 per unit for fourteen (14) seniors affordable housing units; and,
- iii) Stamford Kiwanis Non-profit Homes Inc. to the maximum amount of \$1,089,088 or \$64,064 per unit for thirteen (13) to seventeen (17) seniors affordable housing units.

For a total of 36 to 40 units in the amount of \$3,038,000

CARRIED

K. Blackley returned to the meeting at 10:11 A.M.

3.4. 2014 Write-Off of Bad Debts – Report 15-142-3.4.

Moved by P. Grenier

Seconded by P. O'Neill

That the Niagara Regional Housing Board of Directors APPROVES the 2014 write-off, pursuant to the write-off policy in the amount of \$166,420.81 for:

- ***\$ 8,338.02 early write-offs (deported, deceased and bankrupt), and***
- ***\$ 158,082.79 for those former tenant accounts which have been in collection for more than 2 years and have had no activity since December 31st, 2012.***

CARRIED

3.5. Increase to Market Rents 2015 – Report 15-142-3.5.

A Market Rents chart was included in the Board package, a four page report explaining the market rents chart was distributed and presented by the General Manager.

*Moved by P. Grenier
Seconded by K. Blackley*

That the Niagara Regional Housing Board of Directors APPROVES the proposed 2015 Market Rents for the owned units, effective September 1, 2015 as highlighted in Appendix "A" of report 15-142-3.5.

CARRIED

Staff was directed to provide Directors with speaking points on Market Rents prior to letters being distributed to tenants.

Action by: E. Balmain

4. New Business

4.1. Funding for Affordable Housing

Staff was directed to prepare a report on possible uses of the \$600,000 2014 surplus identified in the Niagara Region Year-End Transfer Report that was specified for Affordable Housing in relation to New Development.

Action by: T. Fortier

4.2. PHSS Requests for Information

Directors were advised that two requests for information came out of the May 12th PHSS meeting: waiting list and Board composition, appointments, tenures and terms. Most information is available on the NRH website and was distributed in the Councillor information packages. Staff will send information for inclusion in the weekly email distributions to Councillors.

Action by: E. Balmain

5. Closed Session – not required

W. Sendzik left the meeting at 10:37 A.M.

6. General Manager's Report

6.1. Financial Statements

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

That the Niagara Regional Housing Board of Directors APPROVE the financial statements as at April 30, 2015.

CARRIED

D. Woiceshyn reported that the \$18,000 variance is a result of the November 30, 2014 Board decision to extend the RAFT contract four more months in Rykert and Old Pine Trail (OPT) communities; funding was not in the budget. CASTLE continued to work in Rykert and began in OPT as RAFT phased out

6.2. Treatment of the Homeownership and IAH programs for 2015 Audited Financial Statements

The General Manager advised that staff is currently in discussions with the auditor regarding treatment of the Homeownership and IAH programs. The flow through funding for these programs is not recorded anywhere in the NRH financial statements, however, oversight is significant. Program compliance for this funding must be tracked for 20-years and any recoveries due to breach or sale prior to the 20-year term go to a revolving account for redistribution.

7. Presentations – not scheduled

8. **Committee Reports**

8.1. Executive Committee, S. Cordiner, Chair

Minutes of the March 17, 2015 meeting were provided for information.

8.2. Investment Committee, H. D'Angela, Chair

Minutes of the August 7, 2014 meeting provided for information.

8.3. Appeal Hearings

Minutes of the April 28, 2015 hearings were provided for information

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

That the Niagara Regional Housing Board of Directors RECEIVE the minutes of the above noted committees in 8.1. to 8.3. for information.

CARRIED

9. **For Information**

9.1. Action Items from Previous Meetings

Staff and Executive to review items from past years for relevance.

Action by: E. Balmain

Correspondence/Media

- 9.2. Letter dated April 13, 2015 to Ellen Balmain, General Manager from Janet Hope, ADM, Housing Division MMAH re: Service Manager Federal Funding for Social Housing for the year 2020

10. Other Business

There was no other business

11. Next Meeting

Friday, June 26, 2015 at 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold

12. Adjournment

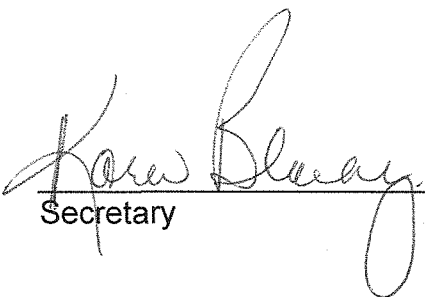
Motion to ADJOURN at 10:50 A.M.

Moved by H. D'Angela
Seconded by S. Volpatti

CARRIED

Minutes Approved:


Chair


Secretary