



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
1815 Sir Isaac Brock Way, P.O. Box 344
Thorold, ON L2V 3Z3
Phone: (905) 682-9201 Fax: (905) 687-4844

17-164-2.1.
September 15, 2017
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Directors:

Henry D'Angela, Chair
Councillor, Thorold

Patrick O'Neill, Vice-Chair
Stakeholder, Niagara-on-the-Lake

Karen Blackley, Secretary
Stakeholder, Thorold

James Hyatt, Treasurer
Stakeholder, St. Catharines

Ken Goka
Stakeholder, Welland

Paul Grenier,
Councillor, Welland

Kelly Kendrick
Stakeholder, Fort Erie

John Osczytko
Public-at-Large, St. Catharines

Tim Rigby
Councillor, St. Catharines

Walter Sendzik
Councillor, St. Catharines

Selina Volpatti
Councillor, Niagara Falls

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#163 – 2017

NRH Board Room
Campbell East, 3rd Floor
1815 Sir Isaac Brock Way
Thorold, ON

July 28, 2017 - 9:00 A.M.-12:00 P.M.

Attendees

Directors/Members: H. D'Angela, P. O'Neill, J. Hyatt,
J. Osczytko, K. Goka, W. Sendzik,
S. Volpatti, T. Rigby, K. Kendrick

Regrets: P. Grenier

Absent: K. Blackley

NRH Staff: D. Troke, S. Upton, C. Banach, V. Amato

Regional Staff: A. Jugley, Commissioner, Community
Services
V. Duru, Program Financial Analyst

A quorum being present, the meeting was called to order at 8:59 A.M.

1. Adoption of Agenda/Declaration of Conflict

*Moved by W. Sendzik
Seconded by J. Osczytko*

That the agenda be ADOPTED.

CARRIED

There were no conflicts of interest declared at this time; see item 10.

2. Approval of Minutes

2.1. Minutes of the May 26, 2017 Meeting

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

That the minutes of the May 26, 2017 meeting be ADOPTED.

CARRIED

2.2. Business Arising

2.2.1. Carlton Street Update – Memo 17-163-2.2.1.

*Moved by J. Hyatt
Seconded by K. Goka*

That the NRH Board of Directors RECEIVE 17-163-2.2.1., Carlton Street Update for information.

CARRIED

The CEO provided an additional update:

- All pre-construction inspections of neighbours' homes have been completed; three refused.
- Footers are being poured.

2.2.2. Minutes of the April 24, 2017 Carlton St. Development Committee Meeting

*Moved by S. Volpatti
Seconded by W. Sendzik*

That the NRH Board of Directors RECEIVE 17-163-2.2.2., Minutes of the April 24, 2017 Carlton Street Development Committee meeting, for information.

CARRIED

3. Presentation – with Capital Budget 17-163-4.6.1.**4. Staff Reports**4.1. 2017 Market Rents – Report 17-163-4.1.

Moved by S. Volpatti

Seconded by J. Osczytko

That the Niagara Regional Housing Board of Directors APPROVES the proposed 2017 Market Rents for the public housing units, effective December 1, 2017 as highlighted in Appendix “A”

CARRIED

In future staff was asked to include the % increase in the rent chart.

4.2. Summary Report of Move-out Expenses for years 2014-2016 inclusive – Report 17-163-4.2.

Moved by J. Hyatt

Seconded by T. Rigby

That the Niagara Regional Housing Board of Directors RECEIVES report 17-163-4.2. Summary Report of Move-out Expenses for years 2014-2016 inclusive, for information.

CARRIED

4.3. Special Priority Status Impact on Centralized Waitlist – Report 17-163-4.3.

Moved by J. Osczytko

Seconded by K. Goka

That the Niagara Regional Housing Board of Directors RECEIVES report 17-163-4.3. Special Priority Status Impact on Centralized Waitlist, for information; and, That staff REPORT BACK on updating policy on local priority groups.

CARRIED

Last year 658 households were housed from the waitlist. Of those housed approx. 50% or 329 were housed with a priority status (SPP, URG, Homeless) Rental housing in Niagara Region continues to be in demand. Low vacancy rates, high rents and a lack of new rental units being built are exacerbating this situation. Unemployment and the lack of full time permanent jobs are also seen as contributing factors to the demand for affordable housing.

Approximately 50% of all Service Manager areas have not adopted any waitlist priority beyond the legislated Special Priority Policy (SPP). Changes to the SPP policy have recently been announced by the Ministry that may expand the scope of the policy.

Staff was requested to provide an environmental scan, include “tie-in” with the City of St. Catharines Housing Plan. (what are adjacent SM’s doing, demographic trends, new development, how the Continuum works) – W. Sendzik

Action by: W. Thompson

4.4. 2017 Hot Water Tank Analysis – Report 17-163-4.4.

Moved by P. O’Neill
Seconded by J. Hyatt

That the Niagara Regional Housing Board of Directors RECEIVES report 17-163-4.4. 2017 Hot Water Tank Analysis, for information.

CARRIED

4.5. 2016 Write-Off of Bad Debts – Report 17-163-4.5.

Moved by S. Volpatti
Seconded by J. Hyatt

That the Niagara Regional Housing Board of Directors APPROVES the 2016 write-off, pursuant to the write-off policy in the amount of \$113,433.90 for:

- ***\$ 12,111.05 for early write-offs (deported, deceased and bankrupt), and***
- ***\$ 101,322.85 for those former tenant accounts which have been in collection for more than 2 years and have had no activity since December 31st, 2014; and,***
- ***That staff develop RFP for collection process***

CARRIED

Full report on Collection Services is scheduled for the October meeting.

Action by: D. White

4.6. Proposed 2018 Capital Budget

4.6.1. Proposed NRH 2018 Annual Program Capital Budget – Report 17-163-4.6.1.

The CEO presented a slideshow on the Capital Budget. The budget development process occurred in three stages: Building Condition Assessment (BCA), review of historical data and prioritization of capital projects. NRH BCA’s came back favourably, indicating that repairing/replacing/upgrading building components at proper times has maintained the integrity of NRH stock.

As a result of the recent fire in London, exacerbated by metal cladding, NRH has hired a consultant to check fire resistance of cladding on the five NRH buildings where cladding exists.

Moved by S. Volpatti

Seconded by T. Rigby

That Niagara Regional Housing Board of Directors RECEIVES the Capital Budget presentation; and, APPROVES the proposed NRH 2018 Capital Budget, as presented, in the amount of \$7,300,000.

CARRIED

Staff was requested to provide a report on NRH's partnership with the Niagara College Construction Apprentice Program – W. Sendzik

Action by: C. Banach

4.6.2. Proposed 2018 NRH Multi-Residential Intensification – Welland – Report 17-163-4.6.1.

The NRH Board of Directors unanimously approved, by written resolution, the Multi-Residential Intensification of units on lands where 4 units currently sit, into 12 new units in Welland.

4.6.3. Proposed 2018 NRH Multi-Residential Intensification – Niagara Falls – Report 17-163-4.6.3.

The NRH Board of Directors unanimously approved, by written resolution, the Multi-Residential Intensification of units on owned land in Niagara Falls, to provide 50 additional units.

4.7. Capital Reserve Strategy for Housing Providers – Key Issue DATA – Report 17-163-4.7.

Moved by T. Rigby
Seconded by K. Kendrick

That the Niagara Regional Housing Board of Directors RECEIVES report 17-163-4.7. Capital Reserve Strategy for Housing Provider – Key Issue DATA, for information.

CARRIED

4.8. Fitch Street & Broadoak Capital Close-out – Report 17-163-4.8.

Moved by P. O'Neill
Seconded by J. Osczytko

That the Niagara Regional Housing Board of Directors APPROVES the use of \$438,232 of identified Affordable Housing Program deferred funds and Investment in Affordable Housing (IAH) interest to close funding gaps identified in closing the Fitch Street and Broadoak development projects:

- ***\$292,509 to close Fitch capital project (10RH1207), and***
- ***\$145,723 to close Broadoak capital project (10RH1206).***

CARRIED

4.9. 2017 Building Condition Assessment Update – Report 17-163-4.9.

*Moved by J. Hyatt
Seconded by K. Goka*

That NRH Board of Directors RECEIVES the 2017 Building Condition Assessment Update for information.

CARRIED

5. **New Business** – no new business

6. **Chief Executive Officer’s Report**

- 6.1. Financial Statements as at April 30, 2017 – Report 17-163-6.1.
- 6.2. Financial Statements as at May 31, 2017 – Report 17-163-6.2.

*Moved by K. Kendrick
Seconded by J. Osczytko*

That the NRH Board of Directors APPROVE the Financial Statements as at April 30, 2017 and May 31, 2017

CARRIED

A question was raised on whether or not NRH is eligible to receive the 25% hydro rebate announced by the Ontario Government. - W. Sendzik
Staff will confirm NRH eligibility for rebates.

Action by: V. Duru

7. **Committee/Advisory Group Meeting Minutes**

7.1. Tenant Advisory Group (TAG)

Minutes of the December 14, 2016 meeting were provided for information.

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

THAT the Niagara Regional Housing Board of Directors RECEIVE the December 14, 2016 minutes of the Tenant Advisory Group for information.

CARRIED

8. **For Information**

Correspondence/Media

- 8.1. June 9, 2017 letter to NRH Chair, H. D’Angela from Acting Regional Clerk, N. Devos re: Councillor Rigby appointed to Board, while Councillor Petrowski is suspended from serving.
- 8.2. Letter dated June 9, 2017 & Certificate of Appreciation to NRH from Alastair Davis, CEO, Habitat for Humanity Niagara re: helping to build a Habitat home.

Moved by K. Goka
Seconded by J. Osczytko

That the NRH Board of Directors RECEIVE correspondence items 8.1 & 8.2 for information.

CARRIED

- 8.3. A Home For All – Niagara’s Housing & Homelessness Action Plan Update
 Distributed for information.

9. Other Business

- 9.1. Report on Free Wi-Fi expected for October meeting.

Action by: W. Thompson

- 9.2. Grow-ops within Units.

Moved by K. Kendrick
Seconded by K. Goka

That NRH HOLD a workshop on this issue with qualified individuals (police, fire dept. legal, etc.) regarding potential implications of Grow-Ops in units.

CARRIED

Action by: D. Woiceshyn

10. Closed Session – 10:30 A.M.

With the exception of D. Troke and V. Amato all staff left the room. K. Goka, as Director of Operational Services for Niagara Peninsula Homes, property management agent for Village Glen, declared a conflict of interest and left the room.

Moved by W. Sendzik
Seconded by T. Rigby

That the NRH Board of Directors MOVE into Closed Session to receive Information of a confidential nature regarding personal matters about an identifiable individual including municipal or local board employees – Village Glen

CARRIED

- 10.1. Briefing Note – Village Glen – IC 17-163-10.1.

10:45 A.M.

*Moved by T. Rigby
Seconded by W. Sendzik*

That the NRH Board of Directors RISE with report.

CARRIED

*Moved by T. Rigby
Seconded by W. Sendzik*

That staff EXECUTE directions received in Closed Session.

CARRIED

11. Next Meeting

Friday, September 15, 2017 at 9:00 A.M.
NRH Board Room
Campbell East, 3rd floor
1815 Sir Isaac Brock Way, Thorold, ON

12. Adjournment

Motion to ADJOURN at 10:45 A.M.

*Moved by W. Sendzik
Seconded by P. O'Neill*

Minutes Approved:

Chair

Secretary