



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

19-183-2.1.
July 19, 2019
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Directors:

Walter Sendzik, Chair
Councillor, St. Catharines

James Hyatt, Vice-Chair
Community, St. Catharines

Karen Blackley, Secretary
Community, Thorold

Gary Zalepa, Treasurer
Councillor, NOTL

Betty Ann Baker,
Community, Welland

Barbara Butters,
Councillor, Port Colborne

Tom Insinna
Councillor, Fort Erie

Betty-Lou Souter
Community,
St. Catharines & Thorold

Leanna Villella
Councillor, Welland

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#182 – 2019

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

Wednesday, June 19, 2019 – 1:00 P.M. – 4:00 P.M.

Attendees

Directors/ Members: W. Sendzik, J. Hyatt, K. Blackley, G. Zalepa,
B. Baker, B. Butters, T. Insinna, L. Villella
Regrets: B. Souter
Absent:
NRH Staff: D. Woiceshyn, C. Banach, W. Thompson,
J. Shickluna, V. Amato
Regional Staff: D. Ane, Mgr. Program Financial Support
A. Jugley, Commissioner Community Services @
2:30 P.M.
Guests: A. Coleman, Campaign Manager, Ontario Living
Wage Network
G. Walker, Executive Director, Positive Living
Niagara

A quorum being present, the meeting was called to order at 1:02 P.M.

1. Adoption of Agenda/Declaration of Conflict

- Add ASD Taskforce Update under CEO's report.

*Moved by G. Zalepa
Seconded by J. Hyatt*

That the agenda be ADOPTED as amended.

CARRIED

No Conflicts of Interest were declared.

2. Consent Items

B. Baker requested 2.1.2. Ministerial Notice – Negative Subsidy Calculation, Memo 19-182-2.1.2. be removed from the Consent items.

G. Zalepa requested NRH Write-Off Rate Comparison to other Housing Corporations Memo 19-182-2.6. be removed from the Consent items

B. Butters requested, Eligibility Review Officer Update Memo 19-182-2.7. be removed from the Consent items.

CARRIED

Moved by T. Insinna

Seconded by B. Baker

That the following items:

2.1. Minutes of the May 24, 2019 Meeting be APPROVED.

Business Arising

2.1.1. Comparison of Service Manager Investment Policies, Memo 19-182-2.1.1. be RECEIVED for information.

2.3. Development Committee Minutes May 23, 2019 19-182-2.3. be RECEIVED for information.

2.4. Development Updates

2.4.1. Carlton Street Development Update #27 – June 10, 2019 – 19-182-2.4.1. be RECEIVED for information.

2.4.2. Budget Snapshot of Carlton St. New Development as of June 6, 2019 – 19-182-2.4.2. be RECEIVED for information.

2.4.3. Roach Ave., Welland Intensification Update #10 – as of June 10, 2019 – 19-182-2.4.3. be RECEIVED for information.

2.4.4. Budget Snapshot of Roach Ave., Welland Project as of J, 2019 - 19-182-2.4.4. be RECEIVED for information.

2.5. Operating Statements as at April 30, 2019 – 19-182-2.5. be RECEIVED for information.

CARRIED

Items removed from Consent agenda for discussion:

2.1.2. Negative Subsidy Calculation

B. Baker wanted Directors to understand that this is a significant issue for Housing Providers with possibly serious consequences across the Province; resulting from an error in the funding formula since 2006.

J. Shickluna advised that this was a topic of considerable discussion at the Central Service Managers' meeting she attended yesterday. Key messages and notes are under development by the group.

2.6. NRH Write-Off Comparison to Other Housing Corporations

G. Zalepa wanted to know if NRH could mirror best practices to Peel and Durham. C. Banach advised that staff has been working on updating collection process for the last month.

2.7. Eligibility Review Officer

B. Butters noted that the number of cases listed on page 2 do not add up to 45. Staff referred Directors to the paragraph above indicating there were 35 examples of completed cases listed, the other 10 would still be under review/not yet completed.

Moved by J. Hyatt

Seconded by K. Blackley

That the following items:

2.1.2. Ministerial Notice – Negative Subsidy Calculation, Memo 19-182-2.1.2. be RECEIVED for information.

2.6. NRH Write-Off Rate Comparison to other Housing Corporations Memo 19-182-2.6. be RECEIVED for information.

2.7. Eligibility Review Officer Update Memo 19-182-2.7. be RECEIVED for information.

CARRIED

3. Living Wage Employer Designation - Presentation – 19-182-3.

Ann Coleman, Campaign Manager, Ontario Living Wage Network and Glen Walker, Executive Director, Positive Living Niagara, presented the Certified Living Wage Employer program.

Employer Certification Program Phased-in Implementation:

- **Supporter** - All direct full-time employees are paid a living wage. Committed to begin raising the pay of all direct part-time employees to the living wage rate.

- **Leader** - All direct full-time and part-time employees are paid a living wage. Committed to including living wage in service contracts for externally contracted (third party) employees that provide service on a regular basis are paid a living wage.
- **Champion** - All direct full-time and part-time employees are paid a living wage, and all externally (third party) contracted staff that provide service on a regular basis are paid a living wage or will be when the contract renews.

NRH is definitely a *Supporter* and would like to work towards the other categories; concerns/issues to consider:

- NRH uses so many contractors and sub-contractors, it would be impossible to monitor.

For contractors who perform 120 hours of service, or more, per year for the employer, the expectation is that a living wage clause would be included within a contract when it comes up for renewal. It may take a few year for all contracts to be renewed.

Certified employers are not required to provide the OLWN with details around wages aside from whether or not workers earn at least the living wage. Similarly, they do not expect an employer ask for more details from their contractors.

If an employer became aware that a contractor was not paying a living wage the situation would be dealt in the same way as if the contractor was breaking any other part of the agreement.

Employee Benefits count towards the living wage.

- Are Students included considered employees - No. There is a training category, which is exempt.
- Budget Impact– this could possibly result in higher prices charged to NRH by contractors. The Manager of Housing Operations will poll contractors to determine if /how this might affect the budget.

Action by: C. Banach

Moved by B. Butters

Seconded by B. Baker

***That the NRH Board of Directors RECEIVE the Living Wage Employer Designation presentation for information; and,
That staff PREPARE a report for the next meeting regarding the impact on NRH of implementation of the Leader certification.***

CARRIED

4. Discussion Items

4.1. Investment Policy – Report 19-182-4.1.

D. Ane fielded questions regarding the Investment Policy.

Moved by G. Zalepa

Seconded by T. Insinna

That the Investment Policy Report be REFERRED back to staff for a report on current holdings and specific wording be included in the policy with reference to exposure limits on Credit Union investment instruments.

CARRIED

Action by: S. Muhic/D. Ane

4.2. Canada Ontario Community Housing (COCHI) & Ontario Priorities Housing Initiative (OPHI) – Report 19-182-4.2.

An overview was provided on how the funding would be distributed under the programs included in COCHI & OPHI, considering it represents over a 50% reduction for the years 2019-2021 as compared to 2016-2018, in Niagara.

Moved by G. Zalepa

Seconded by L. Vilella

- 1. That the Niagara Regional Housing Board of Directors RECOMMENDS to Regional Council the APPROVAL of the Program and Delivery Fiscal Plan (PDFP) for Year 1- 3 under the COCHI and OPHI and approve the transfer payment agreement.***
- 2. That the Niagara Regional Housing Board of Directors DIRECTS staff to proceed with the determination of the administrative requirements for the delivery of the programs.***
- 3. That the Niagara Regional Housing Board of Directors REQUEST Regional Council to direct the Regional Chair to demand that the Provincial government provide additional funding for affordable housing programs in Niagara , reinstating the previous funding levels.***
- 4. That the Niagara Regional Housing Board of Directors REQUEST that Regional Council consider providing financial compensation for the Provincial funding shortfall to Niagara Regional Housing.***

CARRIED

4.3. Market Rent Report – 19-182-4.3.

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

That the Niagara Regional Housing Board of Directors APPROVES the proposed 2019 Market Rents for the public housing units, effective December 1, 2019 as highlighted in Appendix “A” of report 19-182-4.3.

CARRIED

A. Jugley joined the meeting at 2:30 P.M.

5. Chief Executive Officer's Report

Alternate Service Delivery Taskforce Update

The taskforce has determined that the Hybrid model would not work. Staff prefer the current model; however, the taskforce is now looking at full integration. Acceptance of full integration would be subject to several guarantees regarding staff. If approved by the Board and Council, the target date for integration would be January 2020. A full report will be brought forward next month.

6. Other Business

6.1. Federal Funding and MP's

Seed funding is available through CMHC's Co-Investment fund that provides low-cost loans and/or capital contributions over 10 years to create new or repair existing affordable housing that covers a broad range of housing needs.

There are a few providers in Niagara that have already applied for funding through this program. The Provider needs to contact their local MP to let them know funds are being requested.

6.2. Development Committee Update

J. Hyatt reported that, to date, the committee has met with Thorold, Lincoln, and Port Colborne and are in the process of confirming meeting dates with Niagara-on-the-Lake and West Lincoln.

6.3. Cannabis – B. Butters has received complaints regarding 2nd hand cannabis smoke. Currently the rules are the same as for tobacco.

7. Closed Session – not required

8. Next Meeting

Friday, July 19, 2019 – 9:00 A.M. to 12:00 P.M.
CE 102 (1st floor)
1815 Sir Isaac Brock Way
Thorold, ON

9. Adjournment

Motion to ADJOURN at 2:53 P.M.

*Moved by K. Blackley
Seconded by G. Zalepa*

Minutes Approved:

Chair

Secretary