



NIAGARA REGIONAL HOUSING

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20-189-2.1.
April 17, 2020
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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 Vilella
Councillor, Welland

UNAPPROVED MINUTES

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#188 – 2020

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

Friday, March 20, 2020 – 9:00 a.m. - Noon

Attendees (In person and by teleconference)

Directors/ Members: W. Sendzik, J. Hyatt, G. Zalepa,
B.A. Baker, T. Insinna, L. Vilella, B. Butters,
B-L. Souter
Regrets: K. Blackley
Absent: A. Jugley, Commissioner Community Services
NRH Staff: D. Woiceshyn, C. Banach, J. Shickluna, M. Barton
Regional Staff: D. Ane, Manager, Program Financial Support,
D. D'Amboise, Program Financial Specialist

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

The Chair commended all for their endeavours during this
difficult time with COVID-19.

1. Adoption of Agenda/Declaration of Conflict

*Moved by L. Vilella
Seconded by B. Butters*

That the agenda be ADOPTED as amended.

CARRIED

No Conflicts of Interest were declared.

2. TRAINING SESSION – Costing Model

This session was deferred to a future meeting.

3. Consent Items

J. Hyatt requested 3.3. Appeal Committee Composition, Memo 20-188-3.3., be pulled from the Consent Items.

It was also requested that new item 3.4. COVID-19 Update, Memo 20-188-3.4., be pulled from the Consent Items.

Moved by B.A. Baker

Seconded by T. Insinna

That the following items be RECEIVED and/or APPROVED as stated:

3.1. Minutes of the February 14, 2020 Meeting be APPROVED.

3.2. Development Updates – Hawkins St. Project

3.2.1. Budget Snapshot as of February 29, 2020 – 20-188-3.2.1. be RECEIVED for information.

3.2.2. Development Report #5– 20-188-3.2.2. be RECEIVED for information.

3.2.3. Prequalifying Report – 20-188-3.2.3. be RECEIVED for information.

3.2.4. Prequalification of General Contractors – 20-188-3.2.4. be RECEIVED for information.

CARRIED

4. Discussion Items

4.1. Canada-Ontario Housing Benefit

Moved by B.A. Baker

Seconded by T. Insinna

1. That the Niagara Regional Housing Board of Directors RECEIVES this report on the Canada-Ontario Housing Benefit Pilot program; and,

2. That the Niagara Regional Housing Board of Directors APPROVES the Program delivery under the Canada-Ontario Housing Benefit (Att.1.) with the understanding that the program will provide up to the following amounts to assist households approved in the Regional Municipality of Niagara's service area for the first two fiscal years:

- 2020-21: \$939,976
- 2021-22: \$1,231,648

3. ***That the Niagara Regional Housing Board of Directors FORWARDS the executed Ontario Transfer Payment Agreement (Att.2.) for the Canada-Ontario Housing Benefit to the Province.***

CARRIED

4.2. Provider Surplus Sharing

Discussion took place on the necessity for providers to fund capital issues and various approaches to make funding available to providers.

D. Ane confirmed the funds would be segregated for this program and the reserve policy clearly outlined in the quarterly report.

*Moved by B-L. Souter
Seconded by T. Insinna*

That the Niagara Regional Housing Board of Directors APPROVES the proposal to end the current Surplus Sharing practice with Non-Profit and Co-Operative Housing Providers beginning January 1, 2021.

CARRIED

4.3. NRH Capital Loan and Grant Program

J. Shickluna thanked the Board for their consideration and approving Item 4.2. Provider Surplus Sharing.

J. Shickluna gave an overview of the stipulations required from providers who are requesting funds and the various repayment options. Funds will also be available for emergency repairs. Any balance of funds would remain in the housing reserve.

W. Sendzik requested a comparison report with other service providers be presented to the Board.

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

That the Niagara Regional Housing Board of Directors APPROVES IN PRINCIPLE a Capital Loan and Grant Program to support Social Housing Providers with capital repairs, with the related policy terms and conditions to be considered and developed as part of the overall Grants and Incentives Review currently being conducted by the Niagara Region for implementation in 2021.

CARRIED

4.4. Update on New Housing Development

*Moved by G. Zalepa
Seconded by B. Butters*

That the Niagara Regional Housing Board of Directors RECEIVES the report Update on New Housing Development for information.

CARRIED

3.3. Appeal Committee Composition

W. Thompson clarified that the HSA requires an appeal committee. Housing operations decided to have their own appeal committee, therefore there are two committees – one for Community Services and one for Niagara Regional Housing.

Discussion took place on the absence of legal expertise on the committee. W. Thompson stated consideration was given to include a paralegal on the Committee, however it was cost prohibitive. The alternative is to provide legal training to committee members to ensure consistent decisions.

A request was made to provide an update to the Board on mandated training for the Committee.

*Moved by L. Villella
Seconded by T. Insinna*

That the Niagara Regional Housing (NRH) Board of Directors APPROVES the revision of the NRH Appeal Committee Terms of Reference, effective on the date of the ASD transition such that:

- (1) The NRH Appeal Committee is responsible for appeals related to Public Housing (owned units) only***
- (2) The NRH Appeal Committee is comprised of three consistent members with designated alternates who have been trained in relevant legislation made up of:***
 - A Board director with designated alternate***
 - A member of the Provider Advisory Committee (PAC) with designated alternate***
 - The Manager of Housing Operations with the NRH Chief Executive Officer (CEO) as alternate***

CARRIED

3.4. COVID-19 Update

Discussion ensued around clients who may be at risk and the resulting revenue component. D. Woiceshyn advised that finance set up coding re: additional costs incurred from COVID-19. Information will be supplied to tenants as well as providers, and NRH will ensure that providers remain viable.

C. Bannach confirmed that only emergency work will be undertaken and units will continue to be shown to applicants.

The Chair thanked NRH and requested that periodic updates be sent to keep the Board informed of the extra costs re: COVID-19. The Chair also asked staff to be cognizant with external messaging, using supportive language to dampen public sensitivity.

Moved by B.A. Baker

Seconded by J. Hyatt

That the Niagara Regional Housing Board of Directors RECEIVES the report COVID-19 Update for information.

CARRIED

5. Other Business – Living Wage Certificate

The Chair commended D. Woiceshyn and the Team on the awarding of the certificate and added that NRH is on the leading edge of this endeavour.

6. Closed Session – Not required

D. Woiceshyn noted that focus is currently on COVID-19 and not the ASD, which may be delayed. Community Housing will remain as usual for the time being.

7. Next Meeting (In person and by teleconference)

Friday, April 17, 2020 – 9:00 a.m. to Noon
Board of Directors Meeting
NRH Board Room
1815 Sir Isaac Brock Way
Thorold, ON

8. Termination

Motion to Terminate at 10:20 a.m.

Moved by J. Hyatt

Seconded by G. Zalepa

Minutes Approved:

Chair

Secretary