



NIAGARA REGIONAL HOUSING

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20-194-2.1.
Nov. 27, 2020
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MINUTES

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#193 – 2020

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

Friday, October 23, 2020 – 9:00 a.m. - Noon

Attendees (In person and by videoconference)

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

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

A quorum being present, the meeting was called to order at
9:02 a.m.

1. Adoption of Agenda/Declaration of Conflict

*Moved by J. Hyatt
Seconded by B. Butters*

That the agenda be ADOPTED.

CARRIED

No Conflicts of Interest were declared.

The Chair welcomed all to the meeting and called for any additions to the agenda. D. Woiceshyn asked to speak about National Housing Day and the Draft 2021 Board Meeting Calendar under Item 5. Other Business.

2. PRESENTATION 1. – Community Resource Unit – W. Thompson

W. Thompson introduced M. Keltos to the Board, and advised that Ms. Keltos would be available for questions following the presentation.

The Chair thanked W. Thompson for her presentation.

Discussion followed regarding crucial support provided by the Community Programs Coordinators (CPCs) to vulnerable tenants and resultant financial benefit to taxpayers.

The Chair asked for a report to recognize the economic and community benefits of employing CPCs and applauded the important role of CPCs to the community.

Moved by B.A. Baker

Seconded by K. Blackley

That the Niagara Regional Housing Board of Directors RECEIVES the Community Resource Unit presentation for information.

CARRIED

PRESENTATION 2. – 2021 Operating Budget – D. D'Amboise

The Chair thanked D. D'Amboise for his presentation.

Discussion included tax relief and utilizing and directing excess resources to the vulnerable sector.

D. D'Amboise agreed to prepare, for the next Board meeting, a 10 year reserve projection with anticipated usage and balances.

Moved by T. Insinna

Seconded by J. Hyatt

That the Niagara Regional Housing Board of Directors RECEIVES the 2021 Operating Budget presentation for information.

CARRIED

There being no objection, Discussion Item 4.6., Proposed 2021 Operating Budget, was considered at this time.

4.6. Proposed 2021 Operating Budget

The 2021 Budget report highlights the risk areas, opportunities and strategy in alignment with the 2021 NRH Business Plan. G. Zalepa questioned if savings are directed to areas of greatest need. D. D'Amboise explained that NRH follows the goals in the Business Plan while following the Niagara Region's Affordability Guidance Policy.

J. Hyatt initiated discussion regarding the Master Plan.

The Chair proposed emphasis be given in the BRC presentation to highlight the housing crisis and include the current initiatives such as the development of the Master Plan, and pressures with supports to tenants, which will likely require a budget increase that exceeds budget guidance in 2022.

*Moved by T. Insinna
Seconded by J. Hyatt*

- 1) That the Niagara Regional Housing Board of Directors APPROVE the proposed 2021 Operating Budget increase of \$566,901 or 2.0% over the 2020 operating budget prepared in accordance with the 2021 budget planning framework, with a net levy impact of \$28,911,582 before indirect allocations and;**
- 2) That the report BE REFERRED to the Budget Review Committee of the Whole meeting on December 10, 2020 for consideration as part of the 2021 operating budget deliberations.**

CARRIED

3. Consent Items

*Moved by B. Butters
Seconded by T. Insinna*

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

- 3.1. Minutes of the September 25, 2020 Meeting – 20-193-3.1. be APPROVED.**
- 3.2. Development Updates – Hawkins St. Project**
 - 3.2.1. Budget Snapshot as of September 30, 2020 – 20-193-3.2.1. be RECEIVED for information.**
 - 3.2.2. Development Report #11 – 20-193-3.2.2. be RECEIVED for information.**
- 3.3. Provider Advisory Committee Minutes – 20-193-3.3. be RECEIVED for information.**

3.4. New Regulations Update/Bill 204 - Rent Freeze – 20-193-3.4. be RECEIVED for information.

3.5. Operating Statements – August 2020 – 20-193-3.5. be RECEIVED for information.

CARRIED

4. Discussion Items

4.1. COVID-19 Update

D. Woiceshyn informed the Board regarding mandatory mask wearing in apartments and condo units across the Region.

The Chair inquired about social initiatives being available as winter approaches and asked for updates going forward.

B.A. Baker asked that information be shared with the providers.

*Moved by K. Blackley
Seconded by T. Insinna*

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

CARRIED

4.2. New Development Strategies and Funding Opportunities

C. Banach will update the report submitted in May, 2020 (20-190-3.2.) for each property at the next board meeting.

4.3. Master Plan Update

C. Banach stated that the Tender Awards Committee would be awarding the RFP.

4.4. Loan and Grant Program

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

That the Niagara Regional Housing Board of Directors RECEIVES the implementation plan of the new Emergency Loan and Grant Program to support Social Housing Providers and forward to Niagara Region Council for information.

CARRIED

4.5. Insurance Renewal

C. Banach advised that insurance for NRH has been renewed for one year under the Region's policy.

4.7. NRH 2020 Business Plan Update

D. Woiceshyn explained the inclusion of the Program Division Goals to the Business Plan was in light of the Alternative Service Delivery implementation.

Moved by J. Hyatt

Seconded by K. Blackley

That the Niagara Regional Housing Board of Directors RECEIVES the Owned Units 2020-2021 Business Plan Update (Appendix 1) for information.

CARRIED

5. Other Business

5.1. National Housing Day

D. Woiceshyn spoke about National Housing Day on November 22 and plans for this year will be a social media event.

The Chair asked that NRH staff are also highlighted as part of the event.

Discussion followed regarding sending a letter to municipalities regarding taxes.

D. Woiceshyn and D. D'Amboise will speak with Helen Chamberlain and will report at the next board meeting.

5.2. Draft 2021 Board Meeting Calendar

A draft calendar will be provided to the Board, and meetings will be held via Zoom until COVID-19 restrictions are lifted.

The Chair asked D. Woiceshyn to articulate to NRH staff that the Board continues to provide their support.

6. Closed Session

With the exception of D. Woiceshyn, all staff left the meeting.

Moved by T. Insinna

Seconded by G. Zalepa

That the Niagara Regional Housing Board of Directors MOVE INTO Closed Session to receive information of a confidential nature pertaining to Labour Relations.

CARRIED

Board resolved into closed session at 11:12 a.m.

6.1. Labour Relations

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

That the Niagara Regional Housing Board of Directors RECEIVES the information contained in this verbal report respecting labour relations.

CARRIED

*Moved by T. Insinna
Seconded by K. Blackley*

That the Niagara Regional Housing Board of Directors RISE with the report.

CARRIED

Board reconvened in open session at 11:20 a.m.

7. Next Meeting

Friday, November 27, 2020 – 9:00 a.m.
NRH Board Room
1815 Sir Isaac Brock Way
Thorold, ON

8. Termination

Motion to Terminate at 11:24 a.m.

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

Minutes Approved:

Chair

Secretary