



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
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21-197-2.1.
March 19, 2021
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Directors:

Walter Sendzik, Chair
Councillor, St. Catharines

Gary Zalepa, Vice Chair
Councillor, NOTL

James Hyatt, Secretary
Community, St. Catharines

Barbara Butters, Treasurer
Councillor, Port Colborne

Karen Blackley
Community, Thorold

Betty Ann Baker
Community, Welland

Tom Insinna
Councillor, Fort Erie

Betty-Lou Souter
Community,
St. Catharines & Thorold

Leanna Villella
Councillor, Welland

MINUTES

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#196 – 2021

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

Friday, February 19, 2021 – 9:00 a.m. - Noon

Attendees (In person and by videoconference)

Directors/
Members: W. Sendzik, J. Hyatt, G. Zalepa, K. Blackley,
T. Insinna, B-L. Souter, B. Butters, L. Villella,
B.A. Baker

Regrets: A. Jugley, Commissioner Community Services
Jeanette McKay, Housing Access Supervisor

Absent:

NRH Staff: D. Woiceshyn, C. Banach, J. Shickluna,
W. Thompson, M. Barton

Regional
Staff: D. D'Amboise, Program Financial Specialist

Guest:

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

1. Adoption of Agenda/Declaration of Conflict

*Moved by T. Insinna
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 add an in camera item under section 6. Closed Session.

D. Woiceshyn provided the background of the presentation, to convey a better understanding of the housing access process.

2. PRESENTATION – Housing Access – J. Shickluna

Discussion took place on housing eligibility and criteria, and how the transition to Community Services will emerge.

The Chair asked D. Woiceshyn to confer with A. Jugley and present on this topic at a board meeting prior to the ASD transition.

J. Shickluna confirmed that the Provider Advisory Committee (PAC) is to remain intact and will report to Community Services through to Council.

The Chair asked D. Woiceshyn to deliver a visual reporting line, i.e. the process from PAC to Community Services to Homelessness, etc.

Moved by B. Butters

Seconded by B.A. Baker

That the Niagara Regional Housing Board of Directors RECEIVES the Housing Access presentation for information.

CARRIED

3. Consent Items

G. Zalepa congratulated staff for being proactive in engaging with tenants.

Moved by J. Hyatt

Seconded by G. Zalepa

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

3.1. Minutes of the January 15, 2021 Meeting – 21-196-3.1. be APPROVED.

3.2. Development Updates – Hawkins St. Project

3.2.1. Budget Snapshot as of January 31, 2021 – 21-196-3.2.1. be RECEIVED for information.

- 3.2.2. Development Report #15 – 21-196-3.2.2. be RECEIVED for information.**
- 3.3. Tenant Advisory Committee Minutes – 21-196-3.3. be RECEIVED for information.**
- 3.4. Provider Advisory Committee Minutes – 21-196-3.4. be RECEIVED for information.**
- 3.5. 4th Quarter Report – 21-196-3.5. be RECEIVED for information.**
- 3.6. HSA Regulations Update – Rent Freeze – 21-196-3.6. be RECEIVED for information.**
- 3.7. Benefits of Community Programs Coordinators – 21-196-3.7. be RECEIVED for information.**
- 3.8. Communications – Letter from Niagara College Student – 21-196-3.8. be RECEIVED for information.**
- 3.9. NRH Website Refresh – 21-196-3.9. be RECEIVED for information.**

CARRIED

4. Discussion Items

4.1. COVID-19 Update

Discussion ensued on providing tenants with the necessary tools and assistance to book appointments for the COVID-19 vaccine as well as implementation of the inoculation.

G. Zalepa asked staff to prepare a best model for administration of the vaccine.

The Chair requested a member of NRH to be included on the Region's Community Coordination Task Force for COVID-19 Vaccination.

The Chair also recommended that Betty-Lou Souter become a member of this task force.

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

That the Niagara Regional Housing Board of Directors Requests a seat on the Region's Community Coordination Task Force for COVID-19 Vaccination.

CARRIED

The Chair advised the Board of the meeting held with executives from Cogeco and Bell Canada regarding affordable internet pricing for our tenants. Follow up calls with Cogeco and Bell Canada are anticipated.

*Moved by B. Butters
Seconded by B.A. Baker*

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

CARRIED

4.2. New Development Strategies and Funding Opportunities

C. Banach stated that the Hawkins build was going well. Remediation is taking place on the POA land held for the 32 modular build through the Rapid Housing Initiative (RHI).

D. Woiceshyn added that G. Szaszi is working with a non-profit to secure a private mortgage for the balance of their mortgage term and to develop an agreement with CMHC for co-investment funding. A meeting is planned for the following week with Meridian.

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

That the Niagara Regional Housing Board of Directors RECEIVES the New Development Strategies and Funding Opportunities verbal report for information.

CARRIED

4.3. End of Mortgage Update

J. Shickluna spoke to the report.

The Chair asked that a councillor director prepare to pull this item at Regional Council to bring forward as a Region advocacy platform.

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

That the Niagara Regional Housing Board of Directors ENDORSES the “An End of Mortgage Position Paper” (Appendix 1).

That the Niagara Regional Housing Board of Directors FORWARDS this report to Public Health and Social Services Committee for Endorsement.

CARRIED

4.4. Year End Transfer Report

D. D'Amboise provided highlights as illustrated in the report.

B. Butters mentioned her meeting with D. Woiceshyn and D. D'Amboise the previous day and supported the strategy as proposed.

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

1. ***That the unaudited summarized results for Niagara Regional Housing (NRH) as detailed in Appendix 1, BE RECEIVED.***
2. ***That the transfer of the NRH 2020 year-end operating surplus of \$555,286 to the Niagara Region, to be addressed through the Niagara Region's consolidated levy yearend transfer report, BE APPROVED.***
3. ***That this report BE FORWARDED to the March 10, 2021 Corporate Services Committee (CSC) meeting.***

CARRIED

5. Other Business

5.1. Board Meeting Dates/Times – 2021

After discussion, it was determined that G. Zalepa, as Vice-Chair, would Chair the meetings of March 19 and April 16, 2021. The Chair will discuss with the Vice-Chair any changes of start time for future meetings. The meeting of May 28 will be moved to another date, yet to be confirmed, and a July 16 meeting was added to the schedule.

6. Closed Session

With the exception of D. Woiceshyn, C. Banach and M. Barton, all staff left the meeting.

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

That the Niagara Regional Housing Board of Directors MOVE INTO Closed Session to APPROVE/RECEIVE information of a confidential nature pertaining to Acquisition of Property and Labour Relations.

CARRIED

Board resolved into closed session at 10:35 a.m.

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

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

CARRIED

7. Next Meeting

Friday, March 19, 2021 – 9:00 a.m.
NRH Board Room
1815 Sir Isaac Brock Way
Thorold, ON

8. Termination

Motion to Terminate.

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

Minutes Approved:

Chair

Secretary