



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
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21-195-2.1.
Jan. 15, 2021
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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

#194 – 2020

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

Friday, November 27, 2020 – 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
Regrets: B.A. Baker, W. Thompson

Absent:

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

Regional Staff: A. Jugley, Commissioner Community Services
S. Wood, Legal Counsel
F. Meffe, Director, Human Resources
D. D'Amboise, Program Financial Specialist

Guest:

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

1. Adoption of Agenda/Declaration of Conflict

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

That the agenda be ADOPTED.

CARRIED

The Chair welcomed all to the meeting and the roll call was given. It was noted that B-L. Souter may be late joining the meeting.

The Chair declared a conflict of interest with Item 2.12., Correspondence from the City of St. Catharines.

2. Consent Items

Moved by J. Hyatt

Seconded by G. Zalepa

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

2.1. Minutes of the October 23, 2020 Meeting – 20-194-2.1. be APPROVED.

2.2. Development Updates – Hawkins St. Project

2.2.1. Budget Snapshot as of October 31, 2020 – 20-194-2.2.1. be RECEIVED for information.

2.2.2. Development Report #12 – 20-194-2.2.2. be RECEIVED for information.

2.3. Development Committee Meeting Minutes – 20-194-2.3. be RECEIVED for information.

2.4. Tenant Advisory Committee Meeting Minutes – 20-194-2.4. be RECEIVED for information.

2.5. Eligibility Review Officer Update – 20-194-2.5. be RECEIVED for information.

2.6. Third Quarter Report – 20-194-2.6. be RECEIVED for information.

2.7. Provider Advisory Committee Meeting Minutes – 20-194-2.7. be RECEIVED for information

2.8. Ten-Year NRH Reserves Forecast – 20-194- 2.8. be RECEIVED for information.

2.9. Investments Summary Memo – 20-194-2.9. be RECEIVED for information.

2.10. Operating Results and Forecast – September 2020 – 20-194-2.10. be RECEIVED for information.

2.11. Proposed 2021 Board Meeting Schedule – 20-194-2.11. be APPROVED.

2.12. Correspondence from City of St. Catharines – 20-194-2.12. be RECEIVED for information.

CARRIED

3. Discussion Items

3.1. COVID-19 Update

D. Woiceshyn advised the Board that W. Thompson is continuing to work on programming for the communities, and more unit maintenance is being completed.

B-L. Souter arrived at the meeting.

The Chair called on the Board and NRH for ideas and assistance to support the communities.

D. Woiceshyn spoke about difficulties staff are facing and support provided by their managers.

Moved by G. Zalepa

Seconded by B. Butters

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

CARRIED

3.2. Master Plan Update

C. Banach announced that the RFP for the Master Plan was awarded to Colliers.

C. Banach will forward the minutes from the meetings with Colliers to T. Insinna and J. Hyatt, and present a quarterly report to the Board.

Moved by J. Hyatt

Seconded by G. Zalepa

That the Niagara Regional Housing Board of Directors RECEIVES the verbal report Master Plan Update for information.

CARRIED

3.3. New Development Strategies and Funding Opportunities

C. Banach provided an update to the report presented to the Board in July. Mr. Banach stated the need to hire an additional Project Manager for the Niagara Falls build and the increasing initiatives coming forward.

Discussion took place regarding having dialogue with the development community for assistance.

The Chair requested exploration of potential opportunities.

Moved by L. Vilella

Seconded by T. Insinna

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

CARRIED

3.4. Property Tax Exemption Summary

D. D'Amboise outlined the highlights from report CSD 36-2016, which detailed a similar analysis that took place in 2016 through 2018 regarding exempting NRH properties from property taxes.

The impact from this exemption would result in a residential tax rate increase in the municipalities with the most NRH owned properties, and highlight concerns in setting precedent with exempting affordable housing in Ontario.

Mr. D'Amboise recommended utilizing the Affordable Housing Master Plan for 2021 to inform a 2022 budget increase request for NRH, which would result in a similar impact on residential tax rates without the need to designate the properties as Municipal Capital Facilities or set precedent.

The Chair requested an examination be made of properties that provide more than residential services, e.g. the Niagara Falls Bridge housing initiative, as part of the Affordable Housing Master Plan.

Moved by T. Insinna

Seconded by K. Blackley

That the Niagara Regional Housing Board of Directors RECEIVES the Property Tax Exemption Summary report for information.

CARRIED

3.5. Rent Supplement Rental Stock

J. Shickluna informed the Board of the difficulty of maintaining current landlords and provided an overview of the objectives for rent supplement.

A. Jugley advised of Provincial funds available commencing December 1, 2020, as per an extension of the Housing Stability Plan. Information will be forwarded to the housing providers and the communities.

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

That the Niagara Regional Housing Board of Directors RECEIVES the Rent Supplement Rental Stock report for information.

CARRIED

4. Other Business

J. Hyatt announced that he has joined the Board of Directors of Gateway Residential & Community Support Services.

5. Closed Session

With the exception of D. Woiceshyn, A. Jugley, S. Wood, F. Meffe and M. Barton, all staff left the meeting.

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

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 10:08 a.m.

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

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

CARRIED

Board reconvened in open session at 11:22 a.m.

The Chair thanked everyone for their efforts and offered best wishes for the holidays, and asked that a message be sent to staff conveying appreciation and holiday cheer from the Board.

7. Next Meeting

Friday, January 15, 2021 – 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