



# NIAGARA REGIONAL HOUSING

Campbell East, 3<sup>rd</sup> Floor  
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21-200-3.1.  
June 18, 2021  
Page 1 of 6

## 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

**#199 – 2021**

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

Wednesday, May 26, 2021 – 9:00 a.m. - Noon

### Attendees (In person and by videoconference)

Directors/ Members: W. Sendzik, G. Zalepa, J. Hyatt, T. Insinna,  
B-L. Souter, B. Butters, B.A. Baker, K. Blackley  
Regrets: L. Villella, A. Jugley  
Absent:  
NRH Staff: D. Woiceshyn, C. Banach, J. Shickluna,  
W. Thompson, M. Barton  
Regional Staff: S. Wood, Legal Counsel  
D. D'Amboise, Mgr. Program Financial Support

Guest:

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

### **1. Adoption of Agenda/Declaration of Conflict**

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

***That the agenda be ADOPTED as revised.***

**CARRIED**

S. Wood arrived at the meeting.

No conflicts of interest were declared.

The Chair welcomed all to the meeting.

## **2. Presentation – Transition to Community Services / Provider Advisory Committee Post ASD Appeals**

J. Shickluna gave her presentation on the Provider Advisory Committee and Appeals.

Discussion took place on awareness of legislation to ensure an impartial appeal process.

*Moved by B.A. Baker  
Seconded by G. Zalepa*

***That the Niagara Regional Housing Board of Directors RECEIVES the Transition to Community Services / Provider Advisory Committee Post ASD Appeals presentation for information.***

CARRIED

## **3. Consent Items**

*Moved by K. Blackley  
Seconded by B-L. Souter*

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

***3.1. Minutes of the April 16, 2021 Meeting – 21-199-3.1. be APPROVED.***

***3.2. Development Updates***

***3.2.1. Hawkins St. Budget Snapshot as of April 30, 2021 – 21-199-3.2.1. be RECEIVED for information.***

***3.2.2. Hawkins St. Development Report #18 – 21-199-3.2.2. be RECEIVED for information.***

***3.2.3. Victoria Ave. Budget Tracking as of April 30, 2021 – 21-199-3.2.3. be RECEIVED for information.***

***3.2.4. Victoria Ave. Construction Report #3 – 21-199-3.2.4. be RECEIVED for information.***

- 3.3. Tenant Advisory Committee Minutes – 21-199-3.3. be RECEIVED for information.**
- 3.4. 1<sup>st</sup> Quarter Report – 21-199-3.4. be RECEIVED for information.**
- 3.5. Annual Report Video – 21-199-3.5. be RECEIVED for information.**
- 3.6. Operating Statements as of March 31, 2021 – 21-199-3.6. be RECEIVED for information.**
- 3.7. Business Plan Update – 21-199-3.7. be RECEIVED for information.**
- 3.8. Letter to Staff – 21-199-3.8. be APPROVED.**

*CARRIED*

The Annual Report video was played for the Board and attendees.  
D. Woiceshyn provided a review of the accomplishments achieved in 2020.

#### **4. Discussion Items**

##### **4.1. COVID-19 Update**

D. Woiceshyn advised that staff are preparing for the second dose of vaccines and will support this effort.

W. Thompson mentioned that summer programs are planned to start whenever possible and outside programming will continue into the fall.

B.A. Baker acknowledged the teams of J. Shickluna and W. Thompson for their support to the providers.

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

***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 advised that the Rapid Housing Initiative funding remains on hold, however efforts are being made to move the project forward.

The project managers are working with numerous developers and managers on various opportunities, including with Community Services on a modular interior and motel redesign.

Discussion arose regarding the urgent need of affordable housing and utilizing innovative methods for easing the urgency. It was noted this matter had been raised at the Ministry level.

D. Woiceshyn informed the Board that partnerships have been formed across the Region, including the Affordable Housing Steering Committee and the Housing and Homelessness Action Plan (HHAP), along with other cities to advocate for affordable housing.

T. Insinna offered to raise this issue at the next PHSSC meeting.

Dialogue took place regarding the subsidizing of private landlords. J. Shickluna responded that the rent supplement program has a maximum threshold as per the Ministry guidelines.

K. Blackley left the meeting.

The Chair asked J. Shickluna to bring forward a motion on this issue.

*Moved by B-L Souter  
Seconded by G. Zalepa*

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

CARRIED

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

***That the Niagara Regional Housing Board of Directors direct staff to furnish a letter of advocacy to increase CMHC and provincial benchmarks of maximum rent rates to above 80% of MMR as well as increase the funding related to RGI units related to existing and new development housing units.***

CARRIED

The Chair requested a Board presentation be made and to include A. Jugley speaking on the conversion of motels as a rapid response and other developments.

The new motion will be brought before Council for addressing.

#### 4.3. Master Plan Update

C. Banach gave a brief update of the meetings held twice-monthly with the master plan group and will present a full report at the next Board meeting.

*Moved by T. Insinna  
Seconded by G. Zalepa*

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

CARRIED

#### 4.4. Alternative Service Delivery – Further By-law No. 1 Amendment

S. Wood explained there was an oversight with the conversion allowing the appointment of officers to reflect the shared services agreement.

*Moved by G. Zalepa  
Seconded by B-L. Souter*

- 1. That the Board of Directors Resolve to Amend By-law #.***
- 2. That the Board of Directors Submit the Amended By-law #1 to the Members at the annual general meeting of members in May 2021 for the members approval.***
- 3. That the Board of Directors Authorize and Direct the Chair and CEO to take all such actions as may be necessary to implement recommendation #1.***

CARRIED

#### 5. Other Business – Club Wellness Report

#### 6. Closed Session – Not required.

#### 7. Next Meeting

Friday, June 18, 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:



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Chair

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Secretary