



NIAGARA REGIONAL HOUSING

*Campbell East, 3rd Floor
1815 Sir Isaac Brock Way, P.O. Box 344
Thorold, ON L2V 3Z3
Phone: (905) 682-9201 Fax: (905) 687-4844*

17-165-2.1.
Oct. 20, 2017
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Directors:

Henry D'Angela, Chair
Councillor, Thorold

Patrick O'Neill, Vice-Chair
Stakeholder, Niagara-on-the-Lake

Karen Blackley, Secretary
Stakeholder, Thorold

James Hyatt, Treasurer
Stakeholder, St. Catharines

Ken Goka
Stakeholder, Welland

Paul Grenier,
Councillor, Welland

Kelly Kendrick
Stakeholder, Fort Erie

John Osczytko
Public-at-Large, St. Catharines

Tim Rigby
Councillor, St. Catharines

Walter Sendzik
Councillor, St. Catharines

Selina Volpatti
Councillor, Niagara Falls

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#164 – 2017

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

September 15, 2017 - 9:00 A.M. -12:00 P.M.

Attendees

Directors/Members: H. D'Angela, P. O'Neill, J. Hyatt, P. Grenier,
K. Goka, T. Rigby, J. Osczytko, K. Kendrick,
K. Blackley, till 10:40 A.M.

Regrets: W. Sendzik, S. Volpatti

NRH Staff: D. Troke, W. Thompson, C. Banach,
S. Upton, V. Amato

Regional Staff: A. Jugley, Commissioner, Community
Services
V. Duru, Program Financial Analyst
J. Burgess, Commissioner ERM's
B. Brens, Mgr., Program Financial
Support

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

1. Adoption of Agenda/Declaration of Conflict

- Add Old Pine Trail Update under Other Business
- Add Insurance Renewal as 10.2.

Moved by J. Hyatt

Seconded by T. Rigby

That the agenda be ADOPTED.

CARRIED

P. Grenier wished to disclose that he works for Don's Portable Toilets which supplies product to Tamboro; he has no influence or direct pecuniary interest.

2. Approval of Minutes

2.1. Minutes of the July 28, 2017 Meeting

Moved by J. Osczytko

Seconded by P. O'Neill

That the minutes of the July 28, 2017 meeting be ADOPTED.

CARRIED

2.2. Business Arising

2.2.1. Carlton Street Update – 17-164-2.2.1.

Moved by K. Goka

Seconded by K. Blackley

That the NRH Board of Directors RECEIVE 17-164-2.2.1., Carlton Street Update, for information.

CARRIED

P. Grenier requested update on litigation for the next meeting.

Action by: D. White

2.2.2. Is NRH receiving the 25% rebate announced by the Ontario Government

V. Duru advised that as of January 1, 2017, NRH began receiving an 8% rebate on hydro bills. Additionally, effective July 1st the Ontario Fair Hydro Plan introduced additional programs to reduce electricity bills for residential customers in Ontario including rate decreases effective July 1st. Also, eligible rebates are being leveraged by the Capital Works team on capital repairs through the Save-on-Energy programs.

*Moved by J. Hyatt
Seconded by J. Osczytko*

That the NRH Board of Directors RECEIVE the verbal report on hydro rebates.

CARRIED

3. Presentation – Overview of Unsolicited Proposal for Housing from Penn Terra Group Limited

B. Brens presented a PowerPoint on the PennTerra Proposal:

- Looking for a Municipal Capital Facility Designation in order to obtain exemption from property taxes and development charges (available to non-profit organizations)
- A pilot project.
- The Exemption would be based on their entering into a long term agreement with Bethlehem Housing and Support Services.
- 127 units would be built at 111 Church St., St. Catharines, 20 units would receive funding at \$250-300 per unit under the NRH New Development Housing Allowance Program, 26-31 units would be at 80% of CMHC average market rent and the balance at the CMHC average market rent for the area.
- The NRH agreement is for 20 years, the region would have a 25 year agreement with an option to renew for an additional 5 years.
- Region would require a yearly audited report to ensure compliance with the agreement; if compliant, development charges would be waived permanently after 25 years and Regional property taxes would be waved for up to 30 years.
- Staff to develop a public process to solicit other competitive bids for similar developments; for Council approval (expected in the Fall).
- Need to determine interest of Local Area Municipalities for waiving property taxes and development charges.

*Moved by J. Osczytko
Seconded by K. Blackley*

That the NRH Board of Directors RECEIVE the presentation Overview of Unsolicited Proposal for Housing from Penn Terra Group Limited.

CARRIED

4. Staff Reports

4.1. Unsolicited Proposal for Housing from Penn Terra Group Limited

T. Rigby declared a conflict of interest as his family owns the property directly across the street from the proposed site.

4.1.1. July 20, 2017 – Council **motion** regarding CDS 51-2017 & Report CSD 51-2017- Unsolicited Proposal for Housing from Penn Terra Group Limited

4.1.2. June 16, 2017 – Letter of Conditional Approval to Bethlehem Housing and Support Services from NRH

4.1.3. May 10, 2017 – Corporate Services Committee **recommendation and motion** regarding CSD 37-2017 & Report CSD 37-2017 – Unsolicited Proposal for Affordable Housing

4.1.4. December 8, 2016 – Council **approval** of NRH 9-2016 & Report NRH 9-2016 – New Housing Allowance Program & Funding Request

4.1.a.

Moved by P. O'Neill

Seconded by J. Osczytko

That the NRH Board of Directors RECEIVE item 17-164-4.1.1.

CARRIED

4.1.b.

Moved by P. Grenier

Seconded by J. Osczytko

That the NRH Board of Directors:

- 1. **RECEIVE items 17-164-4.1.2, 17-164-4.4.3 and 17-164-4.4.1; and,**
- 2. **APPROVE allocation of staff time to developing a RFP; and,**
- 3. **DIRECT staff to provide UPDATES to the Board.**

CARRIED

4.2. Instillation of Air Conditioners in Owned Units – Report 17-164-4.2.

Moved by K. Blackley

Seconded by J. Osczytko

That the Niagara Regional Housing (NRH) Board of Directors RECEIVES report 17-164-4.2., Instillation of Air Conditioners in Owned Units, for information; and, APPROVES Option 2 for the installation of air conditioners in NRH Public Housing units.

CARRIED

4.3. NRH Staff Eligibility for NRH Programs & Perceived Conflict of Interest – Report 17-164-4.3.

Moved by T. Rigby

Seconded by J. Osczytko

That the Niagara Regional Housing Board of Directors RECEIVES report 17-164-4.3. NRH Staff Eligibility for NRH Programs & Perceived Conflict of Interest, for information; and,

That the Board DIRECT staff to update program policies effective October 1, 2017.

CARRIED

- 4.4. Expiry of Operating Agreements with former Federally Funded Housing Providers – Report 17-164-4.4.

*Moved by K. Blackley
Seconded by J. Osczytko*

That the Niagara Regional Housing Board of Directors RECEIVES report 17-164-4.4., Expiry of Operating Agreements with former Federally Funded Housing Providers for information.

CARRIED

- 4.5. NRH 2nd Quarter Report April 1 - June 30, 2017 – Report 17-164-4.5.

*Moved by P. Grenier
Seconded by P. O'Neill*

That Niagara Regional Housing Quarterly Report April 1 to June 30, 2017 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.

CARRIED

- 4.6. Proposed NRH 2018 Meeting Schedule – 17-164-4.6.

*Moved by P. Grenier
Seconded by K. Kendrick*

That the Niagara Regional Housing Board of Directors APPROVE the 2018 meeting schedule as amended.

CARRIED

March 16th was changed to March 23rd due to March Break and May 18th was changed to May 25 due to the holiday weekend.

- 4.7. Proposed amendments to O. Reg. 367/11 under the Housing Services Act pertaining to the Special Priority Policy (SPP) – Report 17-164-4.7.

*Moved by J. Hyatt
Seconded by J. Osczytko*

That the Niagara Regional Housing Board of Directors RECEIVES report 17-164-4.7, Proposed amendments to O. Reg. 367/11 under the Housing Services Act pertaining to the Special Priority Policy (SPP), for information.

CARRIED

Staff advised that this policy will result in longer wait times for other applicants on the chronological waiting list.

4.8. Tenant Insurance – Report 17-164-4.8.

*Moved by T. Rigby
Seconded by P. O’Neill*

That the Niagara Regional Housing (NRH) Board of Directors RECEIVES report 17-164-4.8., Tenant Insurance, for information.

CARRIED

4.9. National Housing Day Memo – 17-164-4.9.

*Moved by T. Rigby
Seconded by K. Goka*

That the Niagara Regional Housing (NRH) Board of Directors RECEIVES the memo on National Housing Day for information.

CARRIED

4.10. Amendments to By-Law No. 1 and Board Changes – Report 17-164-4.10

*Moved by J. Osczytko
Seconded by K. Kendrick*

- 1) That the Niagara Regional Housing (NRH) Board of Directors RECEIVES this report for information regarding changes required to By-Law No. 1; and,**
- 2) The NRH Board of Directors APPROVE that:**
 - a. Quorum now consists of 5 directors, of which at least are 3 are appointed directors,**
 - b. A matrix of skill sets be created to proceed with vetting the four (4) positions on the Board for the community at large members,**
 - c. A process will commence to advertise, receive applications, vet potential candidates and interview those such that a comprehensive list of community members move forward for consideration by the Board of Directors for recommendation to the membership for the four (4) vacant positions, and;**
 - d. All non-Councillor Director terms be extended until such time as the new Directors have been approved by Council as per attached schedule; and,**
 - e. Consideration be given to extend a position who represents the not for profit community or community member at large to oversee administrative requirements, like tender awards until four (4) new members are approved; and,**
 - f. Staff request external legal opinion on Councillors sitting on Tender Award Committees; and,**
 - g. Alternative process be developed for the Appeal hearings.**

CARRIED

4.11. Proposed NRH 2018 Operating Budget – Presentation item 17-164-4.11

*Moved by J. Hyatt
Seconded by K. Goka*

That the Niagara Regional Housing (NRH) Board of Directors RECEIVES the NRH 2018 Operating Budget as presented.

CARRIED

K. Blackley left the meeting at 10:40 A.M.

4.12. Proposed 10-Year Capital Plan Budget – Report 17-164-4.12

*Moved by J. Hyatt
Seconded by J. Osczytko*

That the Niagara Regional Housing (NRH) Board of Directors RECEIVES the Proposed 10-Year Capital Plan and APPROVES Option 2, mitigation request by Region, for submission to Council for final approval.

CARRIED

5. New Business – no new business

6. Chief Executive Officer's Report

6.1. Financial Statements as at July 31, 2017 – item 17-164-6.1.

*Moved by P. O'Neill
Seconded by K. Kendrick*

That the NRH Board of Directors APPROVE the Financial Statements as at July 31, 2017.

CARRIED

7. Committee/Advisory Group Meeting Minutes – item 17-164-7.1.

7.1. Minutes of the February 22, 2017 Tenant Advisory Group.

*Moved by T. Rigby
Seconded by K. Goka*

That the NRH Board of Directors RECEIVE the minutes of the February 22, 2017 Tenant Advisory Group for information.

CARRIED

8. For Information

Correspondence/Media – no items

9. Other Business

Old Pine Trail Update

The CEO advised that that neither the perpetrator nor the victim were NRH tenants.

Moved by J. Osczytko

Seconded by K. Goka

That the NRH Board of Directors RECEIVE the verbal update on Old Pine Trail.

CARRIED

10. Closed Session – 11:10 A.M.

With the exception of D. Troke, and V. Amato all other staff left the meeting.

Moved by T. Rigby

Seconded by J. Hyatt

That the NRH Board of Directors MOVE into closed session to receive information of a confidential nature regarding personal matters about an identifiable individual including municipal or local board employees –Village Glen & security of the property of the municipality or local board - Insurance Renewal

CARRIED

10.a. – 11:14 A.M.

Moved by P. O'Neill

Seconded by P. Grenier

That the NRH Board of Directors RISE with report.

CARRIED

10.b.

Moved by P. O'Neill

Seconded by P. Grenier

That staff be DIRECTED to execute directions provided in closed session.

CARRIED

11. Next Meeting

Friday, October 20, 2017 at 9:00 A.M.
NRH Board Room

Campbell East, 3rd floor
1815 Sir Isaac Brock Way
Thorold, ON

12. Adjournment

Motion to ADJOURN at 11:15 A.M.

Moved by K. Kendrick
Seconded by J. Hyatt

Minutes Approved:

Chair

Secretary