



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#104 – 2011

NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold, ON

Friday, September 30, 2011 – 9:00 A.M.

Attendees

Directors/

Members: K. Murray, H. D'Angela, G. Marshall, K. Blackley
C. Jolliffe, S. Cordiner, P. O'Neill, J. Osczytko,
B. Baker, B. Hannah, A. King, Tim Rigby,
D. Barrick 9:55 A.M.

Regrets: B. Timms

NRH Staff: L. Beckwith, M. Fearnside, W. Thompson, D. Mino, V. Amato

Regional Staff: Katherine Chislett, Commissioner Community Services
D. Mino, Program Financial Analyst

A quorum being present, the meeting was called to order at 9:10 A.M.
The Chair welcomed the new Commissioner K. Chislett who provided the
Board with a summary of her background.

1. Adoption of Agenda/Declaration of Conflict

Moved by P. O'Neill
Seconded by B. Hannah

That the agenda be adopted.

CARRIED

Members/Directors:

Karen **Murray**, Chair
Public-at-large,
St. Catharines

Henry **D'Angela**, Vice-Chair
Councillor, Thorold

Betty Ann **Baker**, Secretary
Stakeholder, Welland

Catherine **Jolliffe**, Treasurer
Stakeholder, Welland

Karen **Blackley**
Stakeholder, Thorold

David **Barrick**
Councillor, Port Colborne

Shirley, **Cordiner**
Public-at-Large, Fort Erie

Barbara **Hannah**
Tenant, Niagara Falls

Alan **King**
Stakeholder, Welland

George **Marshall**
Councillor, Welland

Patrick **O'Neill**
Stakeholder,
Niagara-on-the-Lake

John **Osczytko**
Public-at-Large, Welland

Tim **Rigby**
Councillor, St. Catharines

Bruce **Timms**
Councillor, St. Catharines

B. Baker declared a conflict with item 3.3. - NRH Welland Site – Architect Recommendation

2. Approval of Minutes August 26, 2011 Meeting

Moved by H. D'Angela

Seconded by J. Osczytko

That the minutes of the August 26, 2011 meeting be adopted.

CARRIED

Business Arising

2.1. 2011 AGM and National Housing Day

Based on survey replies, the General Manager advised that the 2011 AGM will be held just prior to the regular October 28, 2011 meeting. A large 10th anniversary celebration will be attached to the 2012 AGM.

National Housing day will be celebrated on November 30, 2011 with about 20 NRH and community partner displays set up in Campbell East. Staff are currently working on survey questions for all participants and attendees to complete.

Moved by H. D'Angela

Seconded by T. Rigby

That the Niagara Regional Housing Board of Directors receive the verbal report on the 2011 AGM and National Housing Day for information.

CARRIED

2.2. Re-Appointment Process - # 11-104-2.2.

The revised process has been revised by the Nominating Committee and circulated through the Regional Clerk's office. Directors were requested to place this item in their Director Handbooks for future reference.

Moved by H. D'Angela

Seconded by T. Rigby

That, Niagara Regional Housing Board of Directors receives item 11-104-2.2., Re-Appointment Process, for information.

CARRIED

3. New Business

3.1. Action Item – Pay Equity and NRH Salary Structure – Report 11-104-3.1.

Moved by C. Jolliffe

Seconded by S. Cordiner

That, Niagara Regional Housing Board of Directors receives report 11-104-3.1., Pay Equity and NRH Salary Structure for information.

CARRIED

3.2. Proposed 2012 NRH Board Meeting Schedule – Report 11-104-3.2.

Staff advised that meetings for both July and August of 2012 have been included, as they may be necessary for budget approval.

Moved P. O'Neill

Seconded by T. Rigby

That, the Niagara Regional Housing Board of Directors approve the proposed 2012 NRH Board Meeting Schedule as presented in 11-104-3.2., with consideration given to changing the August date, at some point in the future to accommodate the AMO conference if required.

CARRIED

3.3. NRH Welland Site – Architect Recommendation – Report 11-104-3.3.

B. Baker having declared a conflict did not comment or vote.

The General Manager explained the process used to evaluate the architects' proposals and the evaluation criteria information which was included in the RFP. P. O'Neill and J. Osczytko were part of the evaluation committee for this RFP. The opening was not public as many factors had to be considered in determining the best value for cost. The recommended firm has an extensive history for delivering quality affordable housing projects on time and within budget.

Staff was directed to include a chart indicating the 5 top ranking bidders and costing.

Action by: L. Beckwith

Moved by G. Marshall

Seconded by T. Rigby

That Niagara Regional Housing (NRH) Board of Directors approves

- the recommendation from the RFP Evaluation Team to retain Macdonald Zuberec Ensslen Architects Inc. for the potential development at the 235 Fitch Street, Welland site; and,***
- the completion of a topographical survey of the property***
- staff revisions to report as discussed***

3.4. Investing in Affordable Housing (IAH) Funding – Report 11-104-3.4.

Staff reviewed possible options for distribution of limited funds between the Rent Supplement (RSP), Housing Allowance, New Development, Homeownership and the soon to be downloaded Ontario Renovates Programs.

Looking at sustainability and long term vs. short term solutions, the Board requested stats to be provided regarding the success of the Housing Allowance Program (i.e., how many households received assistance and how long they were in the program) before moving to permanent geared-to-income housing or other non-subsidized arrangements.

Action by: M. Fearnside

*Moved by T. Rigby
Seconded by B. Baker*

That the Niagara Regional Housing Board of Directors

- 1. receives the report on Investment in Affordable Housing in Ontario program; and,**
- 2. direct staff to research options further**

CARRIED

D. Barrick joined the meeting at 9:55 A.M.

4. Closed Session – 9:55 A.M

With the exception of the General Manager and Executive Assistant all staff left the room.

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

That the meeting move into closed session to consider information of a confidential nature regarding the Security of the property of the municipality or local board - Scattered Unit Portfolio - Niagara Falls

CARRIED

4.1. Scattered Unit Portfolio – Niagara Falls – Report IC 11-104-4.1.

*Moved by T. Rigby
Seconded by H. D'Angela*

That the Niagara Regional Housing Board of Directors receives report IC 11 104-4.1. Scattered Unit Portfolio – Niagara Falls and the recommendation therein be approved.

CARRIED

10:45 A.M.

*Moved by G. Marshall
Seconded by T. Rigby*

That, the Niagara Regional Housing Board of Directors rise with report.

CARRIED

5. General Manager's Report

5.1. Financial Statements – Report REV 11-104-5.1.

Revised Financial Statements were distributed. Staff advised that the financial statements indicate a pressure related to the loss of Federal funding. To date, NRH has been able to absorb this hidden downloading cost and will likely be able to do so this year. However, it is creating a pressure as the funding is lost but the requirement to maintain the same number of units remains. Over the next few years, this loss will create a gap of over \$700,000 which cannot be accommodated in the NRH budget.

Council support will be required to lobby the Provincial government to review the funding model that currently has Niagara in the lowest funding band. Next year is an excellent opportunity to raise this issue as the Province will be setting the funding for the subsequent five year period.

Moved by K. Blackley

Seconded by P. O'Neill

That, the Niagara Regional Housing Board of Directors receives the Financial Statements as at August 31, 2011

CARRIED

Regional Transit

Bus schedules will be distributed to all NRH buildings and housing providers as they become available.

Housing Provider Forum

A Housing Provider Forum will be held in November of this year

Accessibility Training

Accessibility Training for Co-operatives is scheduled for October 13, 2011 at Club Roma.

Training on New Legislation

The November agenda is light, therefore, the meeting will be used as a training session on the changes in legislation and discussion on the "New Reality" of limited funding and increase demand for services.

McLaughlin St., Welland Community Development – Partnership Success Story

W. Thompson joined the meeting to answer any questions regarding McLaughlin St. Video

A video was presented on the Community Development programming at McLaughlin St., Welland, developed by Betty Boyd of Faith Tabernacle Church and assisted by the RAFT. This partnership has resulted in significant positive change in the community.

*Moved by B. Baker
Seconded by J. Osczypko*

That the NRH Board of Directors officially recognize Ms. Boyd for her work in the McLaughlin St., Welland Community.

CARRIED

Action by: W. Thompson

6. Chair's Report

No report.

1. Committee Reports

7.1. Executive Committee, Karen Murray, Chair

No Minutes

7.2. Governance Committee

No minutes.

7.3. Investment Committee, H. D'Angela, Chair

No minutes.

7.4. Applicant/Tenant Appeals Committee

Minutes of the August 23, 2011 appeal hearings; provided for information.

7.5. Tender Awards Committee, A. King, Chair

No minutes.

7.6. Operating Agreement Steering Committee, Karen Murray, Co-Chair

No minutes.

7.7. Tenant Advisory Group, B. Hannah

No minutes

7.8. Housing Provider Advisory Group, C. Jolliffe, Chair

No minutes.

7.9. Community Advisory Group, B. Baker, Chair

No Minutes.

8. For Information

8.1. Action Items from Previous Meetings

Correspondence/Media

8.2. *Support services lost at Welland housing program, The Welland Tribune, September 16, 2011*

Alan King advised that 20 years ago Canal View Homes, in partnership with Open Doors Concept, was built based on the Toronto supportive housing model of Homes First. Program funding was provided at the time, from the Ministry of Community and Social Services (MCSS). Prior to the download of housing in 2002, MCSS transferred its responsibilities for funding to Niagara Region and provided annual funding thereafter.

The program funding covered administration costs and salaries for the program. The recent loss of that funding has resulted in a change to the way Canal View Homes addresses the needs of its residents. To that end, the Canal View Board is reviewing its options and has written to the General Manager asking for a review of benchmarks that set the funding level for their Corporation.

The Chair read a letter from Canal View, Open Door Concepts requesting assistance with a funding solution.

Moved by T. Rigby

Seconded by P. O'Neill

1. ***That the Niagara Regional Housing Board of Directors receive the letter from Canal View Homes, Open Doors Concepts and refer to staff to prepare a response, in collaboration with Niagara Region Community Services Department; and,***
2. ***That staff be directed to review all housing providers with support funding to determine the effect that the potential loss of funding would have on the financial viability of the provider and the service to the tenants.***

CARRIED

A. King being in conflict did not vote.

8.3. *Affordable housing goes green, Niagara This Week.com, September 20, 2011*

Distributed.

9. **BREAK** – not required

10. Presentation – Youtube Video on Community Partnership McLaughlin St., Welland presented in item 5.

11. Other Business

There was no other business.

12. Next Meeting

AGM

Friday, October 28, 2011 – 9:00 A.M.

Regular

Friday, October 28, 2011 - 9:10 A.M.

NRH Board Room

Campbell East, 3rd Floor

2201 St. David's Road, Thorold, ON

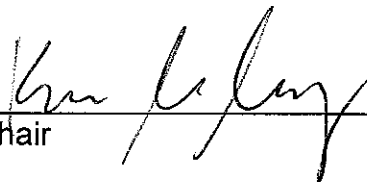
13. Adjournment

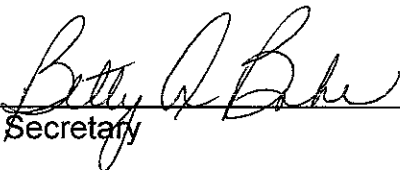
Motion to Adjourn at 11:58 A.M.

Moved by T. Rigby

Seconded by B. Baker

Minutes Approved:


Chair


Secretary