



NIAGARA REGIONAL HOUSING

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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#106 – 2011

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

Friday, November 25, 2011 – 9:00 A.M.

Attendees

Directors/

Members: K. Murray, G. Marshall, K. Blackley, C. Jolliffe,
S. Cordiner, A. King, Tim Rigby, B. Timms
D. Barrick at 9:45 A.M.

Regrets: B. Baker, P. O'Neill, J. Osczytko, H. D'Angela, B. Hannah

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

Regional Staff: D. Mino, Program Financial Analyst

Guests: R. Katzman, NRH Director, commencing Jan. 1, 2012
Mr. & Mrs. Boyd, Community Services Faith Welland for
item 2.1.

A quorum being present, the meeting was called to order at 9:08 A.M.

1. Adoption of Agenda/Declaration of Conflict

Staff requested that three reports, necessary to gain Council approval for three previously approved Board reports, be added to the agenda:

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

- Financing of 2012 Capital Budget as item 3.3.
- Pending Acquisition of Land – Phase 2 Financing Borrowing By-Law #2 as item 3.4.
- Manchester 2012 Mould Remediation as item 3.5.

Moved by T. Rigby

Seconded by C. Jolliffe

That the agenda be adopted as amended.

CARRIED

C. Jolliffe declared a conflict with sections relating to Rent Supplement of item 3.2. as she has relative living in an RSP unit.

2. Approval of Minutes October 28, 2011 Meeting

Moved by A. King

Seconded by K. Blackley

That the minutes of the October 28, 2011 meeting be adopted.

CARRIED

Business Arising

2.1. Presentation to Betty Boyd

The Chair presented Betty Boyd, the Director of Community Services for Faith Welland with a plaque and gift in recognition of the tremendous impact her work is having in NRH's McLaughlin community. Originally starting with partnerships through the RAFT (Resource Association for Teens) in 2009 through the Niagara Prosperity Initiatives funding, Betty is now responsible for all of the programming in the McLaughlin Community House. As demonstrated in the video of summer programming currently on the NRH website, programs are well-attended and have received extraordinary feedback from tenants.

Betty stated that, although sometimes challenging, her work is very rewarding.

3. New Business

3.1. Bill 140 - *Housing Services Act, 2011* - Report 11-106-3.1.

Staff advised that K. Chislett, Commissioner Community Services, Niagara Region would have been in attendance today, but this meeting conflicts with another appointment.

Councillors Timms and Rigby advised the Board that Homelessness funding for the entire Niagara Region is based solely on the population of St. Catharines.

St. Catharines was the only city in the region to meet the population criteria of 100,000 or more in order to qualify for the funding.

Moved by B. Timms

Seconded by T. Rigby

That the Niagara Regional Housing Board of Directors

- 1. Receives this report for information purposes;***
- 2. Refers this report to the Public Health and Social Services Committee for information; and,***
- 3. Direct staff to prepare a position in conjunction with Community Services, for Councillors to take to the Province, regarding Housing and Homelessness funding for all Niagara Region as a group.***

CARRIED

Action by: L. Beckwith

The Chair took this opportunity to welcome R. Katzman who was appointed to replace B. Timms on the NRH Board of Director as of January 1, 2012.

3.2. Investment in Affordable Housing (IAH) for Ontario – Program and Delivery Fiscal Plan (PDFP) - Report 11-106-3.2.

Staff advised that funding for the 5 programs eligible under IAH is significantly reduced from Niagara's allocation in previous years. For example, the average funding for one development program was \$13m or what is now the equivalent of three years of IAH funding for 5 programs.

Directors reviewed the funding suggested for each program. They discussed the proposed new development of 65 new units at 235 Fitch Street as opposed using the funding for a Rent Supplement program. Directors stated that development of affordable housing leaves a legacy for future generations and builds equity. It was agreed that a full financial analysis would be provided at the next Board meeting with one option to consider the addition of capital funding from the NRH Owned Units Reserve Fund.

Action by: L. Beckwith

D. Barrick joined the meeting at 9:45 A.M.

There was a lengthy discussion regarding the suggested distribution of funding to Habitat for Humanity. Staff was directed to:

1. Add wording in this report regarding success rate of the NRH Homeownership program.
2. Set up a Board meeting for early December to present:
 - financial analysis of 235 Fitch St.
 - invite Alastair Davis, CEO, Habitat for Humanity to explain Habitat's financing program
 - additional information on NRH Homeownership program

Action by: M. MacLellan & L. Beckwith

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

That the Niagara Regional Housing Board of Directors defer this report to December meeting.

CARRIED

The following reports were distributed:

- 3.3.- Financing of 2012 Capital Budget
- 3.4.- Pending Acquisition of Land – Phase 2 Financing Borrowing By-Law #2
- 3.5.- Manchester 2012 Mould Remediation
- 5.1.- Financial Statements as at October 31, 2011

3.3. Financing of 2012 Capital Budget – Report 11-106-3.3.

Directors were requested to correct figures on first page to match those in Appendix A.

*Moved by B. Timms
Seconded by S. Cordiner*

That the Board of Directors approves the financing strategy for the owned unit component of the 2012 Capital Budget.

CARRIED

3.4. Pending Acquisition of Land – Phase 2 Financing - Borrowing By-Law #2 - Report 11-106-3.4.

A draft of proposed By-Law No.2 relating to the borrowing powers of the Board of Directors was submitted to the meeting and discussed.

*Moved by A. King
Seconded by T. Rigby*

That the Niagara Regional Housing Board of Directors pass By-Law No. 2, a by-law respecting the borrowing of money by NRH, and that this report be provided to PHSS Committee and Council for information.

CARRIED

The new By-Law #2 will be duly executed and the corporate seal affixed. A Members meeting will be held before the regular meeting in January 2012 to ratify By-Law #2.

3.5. Manchester 2012 Mould Remediation – Report 11-106-3.5.

*Moved by A. King
Seconded by K. Blackley*

That the Niagara Regional Housing Board of Directors

- 1. Approves the addition of the Manchester Mould Remediation Capital Project in the amount of \$1,640,500 to the 2012 NRH Capital Budget; and,***
- 2. That the funding be taken from the NRH Owned Units Reserve Fund as approved by the Board in report IC 10-96-3.2.***

CARRIED

A discussion ensued regarding reasons for tenant caused mould, staff continues to educate tenants on mould reduction through day-to-day visits, newsletters and letters. If mould is found upon regular unit inspection, staff provides further education to tenants and advises tenants that they will be responsible for the cost of repairs required due to their actions. New tenants are advised at move-in.

4. Closed Session – Not required.

5. General Manager's Report

5.1. Financial Statements – Report 11-106-5.1.

The General Manager advised that NRH may be in a surplus position at year end depending on utility costs.

*Moved by T. Rigby
Seconded by A. King*

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

CARRIED

Directors were also provided with the NRH – Statement of Operations it appears in the Niagara Region Quarterly Financial Update September 2011.

6. Chair's Report

The Chair presented B. Timms with a commemorative plaque, thanking him for his many years of dedicated service on the NRH Board of Directors.

7. Committee Reports

7.1. Executive Committee, Karen Murray, Chair

No approved 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 November 1 & 15, 2011 appeal hearings; provided for information.

7.5. Tender Awards Committee, A. King, Chair

No minutes.

7.6. Tenant Advisory Group, B. Hannah

No minutes – Group meets quarterly

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

No minutes.

7.8. Community Advisory Group, B. Baker, Chair

No Minutes.

8. For Information

8.1. Action Items from Previous Meetings

Correspondence/Media

8.2. *Cold reality of the economic downturn's effect on Niagara ; FOCUS ON HOMELESSNESS: More people applying for affordable housing in the region, The Niagara Falls Review, October 28, 2011*

8.3. Housing Herald, Issue 16, Fall 2011

Moved by D. Barrick

Seconded by S. Cordiner

That, the Niagara Regional Housing Board of Directors receives items provided for information in 7 and 8.

CARRIED

9. BREAK – 10:40 A.M. all agreed to a 5 minute break.

10. Presentation – NRH Strategic Planning Session following regular meeting.**11. Other Business – 10:45 A.M.****Bed Bugs**

G. Marshall asked if NRH has had any problems with bed bugs and, if so, how is it handled?

M. MacLellan, Manager of Housing Operations advised that staff has received extensive training and tenants educated in the identification, prevention and extermination of bed bugs. NRH uses the 360 approach to exterminate in units where a problem has been identified.

Public Health has provided NRH with 3 special vacuums for use in common areas of buildings. These vacuums can be made available to Housing Providers.

Staff to prepare a report for the January meeting.

Action by: Maryellen MacLellan

12. Next Meetings

Meeting date in December to be determined.

Friday, January 27, 2011 - 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road, Thorold, ON

13. Adjournment

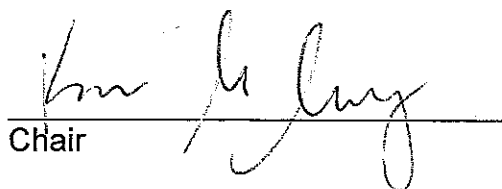
Motion to Adjourn at 10:55 A.M.

Moved by T. Rigby

Seconded by C. Jolliffe

Minutes Approved:

Chair



Secretary

