



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
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Minutes

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

David **Barrick**
Councillor, Port Colborne

Karen **Blackley**
Stakeholder, Thorold

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

Barbara **Hannah**
Tenant, Niagara Falls

Ronna **Katzman**
Councillor, St. Catharines

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

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#111 – 2012

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

Friday, April 27, 2012 – 9:00 A.M.

Attendees

Directors/

Members: K. Murray, D'Angela, C. Jolliffe, B. Baker at 9:25 A.M.,
K. Blackley, S. Cordiner, B. Hannah, A. King, G. Marshall,
T. Rigby, R. Katzman till 11:40 A.M., D. Barrick at 9:55 A.M.
till 1:55 A.M.

Regrets: J. Osczytko, Patrick O'Neill

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

A quorum being present, the meeting was called to order at 9:10 A.M.

1. Adoption of Agenda/Declaration of Conflict

Moved by C. Jolliffe
Seconded by S. Cordiner

That the agenda be adopted.

CARRIED

A. King, K. Murray, C. Jolliffe, B. Hannah declared a conflict with item 3.5., Director Reappointments in 2012 and 2013.

2. Approval of Minutes March 30, 2012 Meeting

Moved by C. Jolliffe

Seconded by S. Cordiner

That the minutes of the March 30, 2012 meeting be adopted.

CARRIED

2.1. Business Arising

There was no Business Arising

3. New Business

3.1. 1st Quarter 2012 Report to Council January 1 to March 31, 2012 Report 12-111-3.1.

Moved by K. Murray

Seconded by B. Hannah

That Niagara Regional Housing Quarterly Report be approved and forwarded to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.

CARRIED

3.2. 1st Quarter 2012 Operational Reports – Report 12-111-3.2.

Moved by A. King

Seconded by H. D'Angela

That the NRH Board of Directors approves the Operational Reports and Report on Variances as at March 31, 2012.

CARRIED

The waiting list is starting to level out.

The General Manager provided some CMHC observations/projections for Niagara:

- Economy is recovering but not at a strong rate – now back at 2000 level
- After 4 years, 51% of immigrants own their own home.
- Businesses generally are doing more with fewer people
- Government needs to align more with private market
- Inter/Intra Provincial migration is highest in the 25 -44 year old group

Staff to get definition of immigrant, how long are they considered new comers and track under the Homeownership program.

3.3. **Investment in Affordable Housing in Ontario: Ontario Renovates Program - Report 12-111-3.3.**

The General Manager advised that staff have been meeting with Planners and Building Officials from each municipality to discuss the Ontario Renovates program and the potential for partnership on program delivery.

Item A - **Program Name**

Directors agreed on "Niagara Renovates" as the name of the program. Federal and Provincial governments will be acknowledged in written materials.

Item B - **Program Phase-In**

Directors agreed to a staggered approach commencing with the homeowner component in 2012/2013, adding the landlord component in April of 2013.

B. Baker joined the meeting at 9:25 A.M.

Item C - **Maximum 10-Year Forgivable Loan Amount**

Directors agreed to on **up to** \$20,000 per unit for the homeowner component and **up to** \$25,000 per unit for secondary suites, shelter repairs and multi-unit (landlord repairs).

It was agreed that if the homeowner receives other grants that this amount would be netted out of the IAH funding.

In the past CMHC has provided funding to housing providers under their programs. Staff to verify whether that particular program will continue to be administered by CMHC.

Action by: L. Beckwith

Item D - **Allocation Method**

Directors agreed on a public announcement of the program with a deadline for receipt of applications. All complete applications received by the deadline will be considered at the same time and awarded according to priority criteria.

Item E - **Priority Group(s)**

Directors agreed that priority should be given to:

- **Urgent Care** ie. those requiring modifications to their home before they can be released from hospital.
- **Health and Safety** ie. Current conditions present a hazard for the homeowner, utility will be shut off if repairs not made, mould etc.

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

Item F - **Launch Date**

Directors agreed on June 1, 2012 launch date.

Moved by T. Rigby

Seconded by R. Katzman

- 1) ***That the Niagara Regional Housing Board approves staff recommendations in report 12-111-3.3. with amendments to allocation method and priority as noted; and,***
- 2) ***That this report, with Board decisions, be provided to Public Health and Social Services Committee for information.***

CARRIED

3.4. 235 Fitch St. - Development Phase Update – Report 12-111-3.4.

Staff reviewed the work of the Building Design Committee to date. A meeting has been scheduled for next week to meet with regional staff regarding the capital budget process. If the project is successful in obtaining a LEED certification NRH could be eligible for a capital loan from the Federation of Canadian Municipalities at a low rate of interest.

Moved by H. D'Angela

Seconded by T. Rigby

That Niagara Regional Housing (NRH) Board of Directors approves the work of the NRH Building Design Committee related to the Fitch Street development in Welland.

CARRIED

3.5. Director Reappointments in 2012 and 2013 – Report 12-111-3.5.

10:20 A.M. the K. Murray passed the chair to H. D'Angela.

B.Baker declared a conflict and A. King, K. Murray, C. Jolliffe, and B. Hannah having previously declared a conflict with this item, did not take part in the discussion or vote.

Moved by G. Marshall

Seconded by D. Barrick

That the Niagara Regional Housing Board of Directors approves amending the wording in By-Law #1 section 3.03 by adding the words "up to" to read:

.....each Director shall be appointed or elected as appropriate for a term of up to four (4) years. Any Director may be appointed or elected for up to twelve (12) consecutive years..."

CARRIED

10:40 A.M.

The chair was returned to K. Murray.

3.6. Election of Officers – Report 12-111-3.6.

In accordance with By-Law #1, officers of the Corporation will serve at the pleasure of the Board, and shall hold such office until his/her resignation, removal, or other disqualification from service or until a qualified successor shall be elected.

The meeting was turned over to the General Manager to facilitate election of the Chair/President.

Chair/President

The General Manager opened the floor to nominations for the office of Chair/President.

- A. King nominated K. Murray for the office of Chair/President.
- T. Rigby seconded the nomination.
- K. Murray accepted the nomination.

Nominations for the office of Chair/President were called again. There were no further nominations.

*Moved by R. Katzman
Seconded by H. D'Angela*

That nominations for the office of Chair/President be closed.

CARRIED

The General Manager turned the meeting over to the Chair.

Vice-Chair

The Chair opened the floor to nominations for the office of Vice-Chair.

- C. Jolliffe nominated H. D'Angela for the office of Vice-Chair.
- B. Baker seconded the nomination.
- H. D'Angela accepted the nomination.

Nominations for the office of Vice-Chair were called again. There were no further nominations.

*Moved by T. Rigby
Seconded by D. Barrick*

That nominations for the office of Vice-Chair be closed.

CARRIED

Secretary

The floor was opened to nominations for the office of Secretary.

S. Cordiner nominated B. Baker for the office of Secretary.
H. D'Angela seconded the nomination.
B. Baker accepted the nomination.

Nominations for the office of Secretary were called again. There were no further nominations.

*Moved by T. Rigby
Seconded by R. Katzman*

That nominations for the office of Secretary be closed.

CARRIED

Treasurer

The floor was opened to nominations for the office of Treasurer.

B. Baker nominated C. Jolliffe for the office of Treasurer.
S. Cordiner seconded the nomination.
C. Jolliffe accepted the nomination.

Nominations for the office of Treasurer were called again. There were no further nominations.

*Moved by D. Barrick
Seconded by T. Rigby*

That nominations for the office of Treasurer be closed.

CARRIED

3.7. Review of Committee Structure – Report 12-111-3.7.

Staff reviewed changes recommended by the Executive to Committee Terms of Reference (TOR)

Governance Committee

Over the past few years, Directors on the NRH Governance committee acted as the NRH representatives to the Operational Agreement Steering Committee. It was questioned whether a governance committee was needed. T. Rigby and S. Cordiner volunteered to remain after the May 25th Board meeting for discussion on governance. All interested Directors are welcome to participate; the Board Survey used as a starting point.

It was also agreed that this group would review the offer of the Executive Committee to take on the additional duties of governance support by:

- accessing Board's governance and learning needs
- recommending governance training sessions, and,
- undertaking annual review of Board performance

Executive Committee

Approved – governance additions will be discuss May 25th

Tenant/Applicant Appeal Committee

Remove Niagara Region staff from the committee membership

There was discussion regarding possible conflict or undue pressure if a Councillor is hearing appeal for a constituent. It was agreed that all persons hearing appeals must make it clear if they know appellant and determine whether they still want to hear the appeal.

Tenant and Provider Advisory Groups

Draft TOR's have been reviewed and recommended by the respective groups.

Community Advisory Group

Mandate outdated. Brainstorming session to discuss Community Economic Development and Social Innovation to take place on May 3rd.

Moved by C. Jolliffe

Seconded D. Barrick

That Niagara Regional Housing Board of Directors approves the Terms of Reference for the Executive, Investment and Tender Awards Committees and Tenant Advisory and Provider Advisory Groups .

CARRIED

3.8. Bill 140 – Housing Services Act – Local Rules – Temporary/Permanent Removal from Waiting List – Report 12-111-3.8.

Staff advised that the most significant change is that an applicant will be allowed to remain on the NRH waiting list even if offered a unit in another Service Manager area.

Moved by A. King

Seconded by B. Baker

That Niagara Regional Housing Board approves a revised local rule related to temporary and permanent removal from the waiting list under the Housing Services Act (HSA).

CARRIED

3.9. 2012 Reimbursable Mileage Two-Tier Rates – Report COM 45-2012.

Staff advised that COM 45-2012 was not approved; the regional mileage reimbursement rated will remain at 2011 levels.

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

That Niagara Regional Housing (NRH) Board of Directors approves freezing the 2011 mileage reimbursement rates at the 2011 level, to align with regional rates.

CARRIED

R. Katzman left the meeting at 11:40 A.M.

3.10. Housing First Pilot Update – Report 12-111-3.10.

Staff reviewed the time line for the Housing First Pilot program that places the homeless directly off the street into an apartment with a private landlord. It is anticipated that the Expression of Interest will be released in early May.

D. Barrick left the meeting at 11:55 A.M.

*Moved by C. Jolliffe
Seconded by S. Cordiner*

That the Niagara Regional Housing Board of Directors receives report 12-111-10, Housing First Pilot Update for information.

CARRIED

4. **Closed Session** – not required.

5. General Manager's Report

5.1. Financial Statement as at March 31, 2012 – Report 12-111-5.1.

The NRH financial statement as at March 31, 2012 was distributed.

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

That the Niagara Regional Housing Board of Directors approves the financial statement as at March 31, 2012.

CARRIED

6. Chair's Report

The Chair advised that she and the General Manager would be meeting with the Regional Chair and CAO next week for a checkpoint meeting.

7. Committee Reports

7.1. Executive Committee, Karen Murray, Chair

Minutes of the January 10 and March 26, 2012 meetings were provided for information.

7.2. Governance Committee

No minutes.

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

No minutes.

7.4. Applicant/Tenant Appeals Committee

No minutes.

7.5. Tender Awards Committee, A. King, Chair

No minutes.

7.6. Tenant Advisory Group, B. Hannah

Minutes of the December 14, 2011 and the March 14, 2012 quarterly meetings were provided for information.

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

Minutes of the March 20, 2012 meeting were provided for information.

7.8. Community Advisory Group, B. Baker, Chair

No Minutes.

8. For Information

8.1. Action Items from Previous Meetings

Staff was directed to limit Bed Bug report to one or two pages of statistics.

Correspondence/Media

8.2. Thank you note from K. Blackley was posted on the bulletin board..

9. BREAK – taken earlier

10. Presentation not scheduled..

11. Other Business

There was no other business.

12. Next Meetings

Friday, May 25, 2012 - 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road, Thorold, ON

13. Adjournment

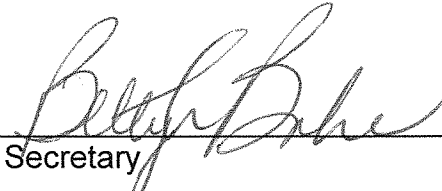
Motion to Adjourn at 12:00 P.M.

*Moved by S. Cordiner
Seconded by C. Jolliffe*

Minutes Approved:



Chair



Secretary