



NIAGARA REGIONAL HOUSING

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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

George **Marshall**
Councillor, Welland

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

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

Tim **Rigby**
Councillor, St. Catharines

Vacant
Stakeholder

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#117 – 2012

Common Room
235 Fitch St.
Welland, ON

November 30, 2012 – 9:15 A.M.

Attendees

Directors/

Members: K. Murray, H. D'Angela, C. Jolliffe, B. Baker,
S. Cordiner, T. Rigby, J. Osczytko
R. Katzman, G. Marshall, D. Barrick at 9:40 A.M.,

Regrets: P. O'Neill, K. Blackley, B. Hannah

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

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

A quorum being present, the meeting was called to order at 9:24 A.M.

1. Adoption of Agenda/Declaration of Conflict

*Moved by H. D'Angela
Seconded by J. Osczytko*

That the agenda be adopted.

CARRIED

No conflicts were declared.

2. Approval of Minutes

2.1. Minutes of the November 2, 2012 Meeting

*Moved by T. Rigby
Seconded by S. Cordiner*

That the minutes of the November 2, 2012 meeting be adopted.

CARRIED

2.2. Business Arising

There was no business arising.

3. New Business

3.1. Niagara Community Observatory Policy Brief - Report 12-117-3.1.

L. Beckwith and K. Chislette provided further details on poverty in Niagara.

*Moved by R. Katzman
Seconded by S. Cordiner*

That the Niagara Regional Housing Board of Directors receive report 12-117-3.1., Niagara Community Observatory Policy Brief for information.

CARRIED

3.2. Board Composition – Report 12-117-3.2.

L. Beckwith advised that after this report was written, it appears that NRH will have an excellent and eligible applicant.

*Moved by T. Rigby
Seconded by S. Cordiner*

That the Niagara Regional Housing Board of Directors receive report 12-117-3.2., Board Composition for information.

CARRIED

Directors were advised that the Not for Profit Corporations Act, 2010 is expected to be proclaimed on July 1, 2013; after which non-profit organizations have three years to comply. Regulations are expected to be available in January. Staff reviewed some of the ways the new legislation will affect NRH, housing providers and partner agencies.

The General Manager spoke with the new Director of the Region's Legal Services who indicated that the legal division is very short staffed at this time. It was suggested that NRH work through external legal to start the review and then bring the findings to the Region's legal division for final review.

Staff is planning a training session for the Board in March or April, as well as, a forum for housing providers and agencies.

Action by: L. Beckwith/W. Thompson

D. Barrick joined the meeting at 9:40 A.M.

3.3. Broadoak Capital Budget Overage – Report REV 12-117-3.3.

A revised report with further detail was distributed. The Broadoak community of 55 townhouse units has had a history of capital repair issues and vacancy losses since its download from the Province to NRH in 2004. Through various reports to the Board and Council, it was determined that the best way to deal with the high electricity heating costs, outstanding capital replacements, presence of mould and numerous vacant units was to demolish the community and rebuild it with sustainability and energy conservation in mind.

The budget overage is the result of many factors including complications created by tenant presence throughout the construction, unforeseen municipal and energy requirements and loss of energy rebates. The original financing arrangement was to be a combination of federal/provincial funding with a project mortgage. Energy rebates through the various energy programs that were available at the time would offset the additional cost for energy efficiency components. Unfortunately the rebate program that was specifically designed for townhouses ended abruptly and was replaced with programs that were narrower in scope and with reduced funding.

Moved by R. Katzman

Seconded by S. Cordiner

That the Broadoak community in Niagara Falls continues to be redeveloped to meet municipal and provincial requirements based on the following recommendations:

- 1. That an increase in the gross capital budget for the Community Remediation Project Phase 1, ZRH1108/RH1108, BE APPROVED for \$912,652 to reflect Delivering Opportunities for Ontario Renters Funding of \$912,652 not originally disclosed.***
- 2. That an increase in the gross capital budget for the Community Remediation Project Phase 2, ZRH1206/RH1206, BE APPROVED for \$1,120,243, to reflect additional funding sources not originally disclosed; Renewable Energy Initiative Funding of \$315,873, Delivering Opportunities for Ontario Renters Funding of \$554,370 and Rebates of \$250,000.***
- 3. That funding in the amount of \$562,226 BE APPROVED from the Levy Capital Variance Reserve to Community Remediation Project Phase 2, ZRH1206/RH1206.***
- 4. That the development of four townhouse units BE APPROVED rather than apartment units for the remaining block;***

5. ***That the increase in 2012 rental revenue of \$160,000 BE APPROVED to be used to replenish the Levy Capital Variance Reserve;***
6. ***That it BE APPROVED for the NRH Chair to send a letter to the Ontario Power Authority (OPA) to reconsider Broadoak's rebate applications under the ERII program - retrofit stream and, at minimum, approve the application under the ERII - new construction stream;***
7. ***That it BE APPROVED for the NRH Chair to send a letter to Niagara Falls Council requesting waiver of the demolition and construction permit fees and meet with the Mayor of Niagara Falls if necessary.***

CARRIED

- 3.3.a. Moved by H. D'Angela
Seconded by D. Barrick

That the Niagara Regional Housing Board of Directors direct staff to review each municipality's development policies to determine benefit and alignment for affordable housing.

CARRIED

Action by: L. Beckwith

There was a discussion on how the Fitch Street build is very different from Broadoak. Broadoak was an immediate response to an emergency situation within a time limited window of funding availability. The Fitch Street development was undertaken using a deliberate planned approach which included:

- Board-approved policies on project design and development approach
- Creation of a sub-committee of the Board that meets regularly to review construction and design issues
- Regular reporting to the Board on progress
- Controlled tenant involvement from the adjacent building

4. **General Manager's Report - Report IC 12-117-4.1.**

4.1. Financial Statement as at October 31, 2012

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

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

CARRIED

4.2. Social Housing Renovation and Retrofit Program (SHRRP)

Directors were advised that the Ministry of Housing did a follow up survey on the two year, \$17 mil SHRRP. A common theme emerged amongst the participating Service Managers related to the limited amount of time to undertake projects and the strict deadlines. Many commented that more time would have allowed for

improved planning, better procurement, completion of engineering studies for large projects and time to address environmental approvals, permits and zoning changes. In anticipation of similar programs in the future, it would be prudent to have something "ready to go".

4.3 Municipal Area Planners' Meeting

The General Manager advised that she attended the Area Planners meeting on November 16th to discuss affordable housing in their municipalities and planning policies that would promote future developer. Three municipalities were represented. Municipalities not represented at the meeting will be contacted and information provided on waiting list stats, programs available, and background on the Housing and Homelessness Plan.

5. Chair's Report

No report

6. Closed Session – not required

7. **Committee Reports**

7.1. Governance Discussion Meeting, T. Rigby, Chair

Minutes of the September 12 and October 24 2012 meetings were provided for information.

7.2. Community Economic Development Advisory Discussion Group, T. Rigby, Chair

Minutes of the July 26 meeting provided for information

7.3. Appeals

Minutes of the October 30, 2012 Appeal Hearings were provided for information.

Moved by T. Rigby

Seconded by R. Katzman

That the Niagara Regional Housing Board of Directors receive the Minutes of Committee meetings for information.

CARRIED

7.a.

Moved by T. Rigby

Seconded by R. Katzman

That the Niagara Regional Housing Board of Directors refers the subject of committee minutes being provided to the Board before going to the committee for approval, back to the Governance Committee for further consideration.

CARRIED

8. For Information

8.1. Action Items from Previous Meetings

Correspondence/Media

8.2. *A random act to help green Old Pine Trail, QMI Agency, November 9, 2012*

8.3. Memo to PHSS from K. Chislett, Commissioner Community Services dated November 27, 2012 re: Housing and Homelessness Action Plan Update

8.4. NRH Annual Report for 2011

9. BREAK – Not required

10. Other Business

M. MacLellan provided an update on the Fitch Street development.

11. Next Meeting

Friday, January 25, 2013 - 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road, Thorold, ON

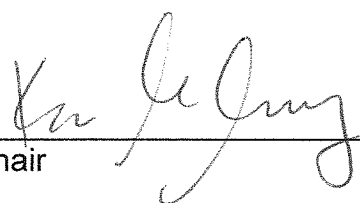
12. Adjournment

Motion to adjourn at 10:40 A.M.

*Moved by G. Marshall
Seconded by R. Katzman*

CARRIED

Minutes Approved:


Chair


Secretary