



NIAGARA REGIONAL HOUSING

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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#124 – 2013

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

August 16, 2013 – 9:00 A.M.

Attendees

Directors/

Members: S. Cordiner, H. D'Angela, K. Blackley, P. O'Neill
G. Marshall, B. Baker, C. Jolliffe, T. Rigby,
R. Katzman, B. Hannah, D. Barrick at 9:10 A.M.

Regrets: K. Kendrick, J. Osczytko, K. Murray

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

Regional Staff: D. Mino, Program Financial Analyst

Directors:

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

Henry D'Angela, Vice-Chair
Councillor, Thorold

Karen Blackley, Secretary
Stakeholder, Thorold

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

Betty Ann Baker
Stakeholder, Welland

David Barrick,
Councillor, Port Colborne

Barbara Hannah
Tenant, Niagara Falls

Catherine Jolliffe
Stakeholder, Welland

Ronna Katzman
Councillor, St. Catharines

Kelly Kendrick
Fort Erie, Stakeholder

George Marshall
Councillor, Welland

Karen Murray
Public-at-Large,
St. Catharines

John Osczytko
Public-at-Large, Welland

Tim Rigby,
Councillor St. Catharines

A quorum being present, the meeting was called to order at 9:03 A.M.

1. Adoption of Agenda/Declaration of Conflict

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

That the agenda be ADOPTED.

No conflicts of interest were declared.

CARRIED

2. Approval of Minutes

2.1. Minutes of the June 28, 2013 Meeting

Moved by K. Blackley

Seconded by G. Marshall

That the minutes of the June 28, 2013 meeting be ADOPTED.

CARRIED

2.2. Business Arising

There was no business arising

3. New Business

3.1. 2nd Quarterly Report to Council April 1 to June 30, 2013 – Report 13-124-3.1.

Moved by K. Blackley

Seconded by B. Baker

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. 2nd Quarterly Operational Reports April 1 to June 30, 2013 – Report 13-124-3.2.

Moved by P. O'Neill

Seconded by T. Rigby

That the NRH Board of Directors APPROVES the Operational Reports and Report on Variances as at June 30, 2013.

CARRIED

3.3. Housing Services Act Local Rules – Lease/Occupancy Agreement – Report 13-124-3.3.

Moved by R. Katzman

Seconded by B. Baker

That the NRH Board APPROVES a local rule to maintain the status quo, where the lease/occupancy agreement requirements reflect the previous SHRA legislation for both non-profits and co-operatives.

CARRIED

D. Barrick joined the meeting at 9:10 A.M.

Slide show integrating Items 3.4. to 3.10 was presented by L. Beckwith.

The current environment:

- Households on the waiting list for affordable housing are at an all-time high; more affordable units are needed.
- The majority of affordable housing stock is 35 to 68 years old; currently in good repair however is highly dependent on continuous capital improvements
- Increase in property tax assessments effective 2013
- Capital program has doubled since 2002; more staff required to deliver the program.
- As mortgages are paid off, Federal funding for capital repairs drops off
- Legislation requires a set service level standard, (must maintain the same number of rent-geared-to-income (RGI) units as existed at the point of transfer). If an RGI unit is sold off it must be replaced.
- Owned units can borrow funds, Housing Providers cannot borrow until their mortgages are paid off.

Solutions:

Short Term

- Hire sufficient staff to deliver capital program
- Continue to replace old building components, with energy saving components where possible.
- Continue to appeal tax increases

Mid to Long Term - Self Sustaining Communities

- As opportunities arise take advantage of future Federal and Provincial programs, develop environmentally responsible, sustainable housing.
- Sell units and intensify where possible

3.4. Policy – Sustainable Development – Report 13-124-3.4.

*Moved by H. D'Angela
Seconded by B. Baker*

That Niagara Regional Housing Board of Directors APPROVES the policy on Sustainable Development.

CARRIED

Staff was requested to see if wording could be added to policy such as a replacement and density statement for owned units

Action by: W. Thompson

3.5. Policy - Environmental Responsibility – Report 13-124-3.5.

*Moved by B. Hannah
Seconded by K Blackley*

That Niagara Regional Housing Board of Directors APPROVES the policy on Environmental Responsibility.

CARRIED

3.6. Proposed 10 Year Capital Plan - Report 13-124-3.6.

Continued from slideshow Directors heard:

- Buildings are currently in good repair
- 40% of capital program will be deferred by 2023 due to lack of staff to deliver
- Common issue for all service managers is that Federal funding will eventually end; funding declines each year (6.6 mil over next 10 years for NRH)
- 15% of Capital program is taken from the Operating Budget; the balance is a combination of federal funding and debentures
- 10 year projection is in today's dollars and has not been inflated
- NRH is working with Public Works department on a comprehensive Asset Management Plan. A report will be presented in the Fall.

*Moved by P. O'Neill
Seconded by B. Baker*

That NRH Board of Directors APPROVES the Proposed 10 Year Capital Plan for submission to Regional Council for final approval.

CARRIED

Sustainable Capital jobs (not affecting the levy) should be listed separately ie. a column headed *Post 2013* (for Fitch and like projects)

Action by: M. MacLellan

3.7. Proposed 2014 Operating Budget - Report 13-124-3.7.

A revised Appendix A was distributed. The Region set the guideline for increase to budget at 2.7%. NRH met this target on all lines with the exception of property taxes which increased by 3.55% (\$706,000) due to Municipal Property Assessment Commission re-evaluations. Appeals are in progress.

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

That Niagara Regional Housing Board of Directors APPROVES the 2014 Proposed Operating Budget excluding allocated costs.

CARRIED

3.7.a. Moved by R. Katzman
Seconded by B. Baker

That the NRH Board of Directors APPROVES the hiring of a custodian for Fitch St., having the expertise regarding, or to be trained in, the specialized requirements of the sustainable components at that location.

CARRIED

3.8. Proposed Multi-Year Budget - Report 13-124-3.8.

This report on budget projections up to and including 2016 was distributed and reviewed for Director's information.

3.9. Proposed 2014 Capital Budget - Report 13-124-3.9.

Copies of a slide show presented by M. MacLellan, Manager Housing Operations were distributed. The slide show visually demonstrated why proposed capital jobs for 2014 were selected.

Moved by K. Blackley
Seconded by C. Jolliffe

That NRH Board of Directors APPROVES the attached Proposed 2014 Capital Budget for submission to Regional Council for final approval.

CARRIED

3.10. 235 East Fitch Street – Rents & Income Limits - Report 13-124-3.10

Moved by T. Rigby
Seconded by B. Baker

That Niagara Regional Housing (NRH) Board of Directors APPROVES the following rents and income limits for the new development at 235 East Fitch Street in Welland:

- 1. Affordable Rents of \$578 for 1-bedroom units and \$673 for 2-bedroom units;***
- 2. Market Rents of \$714 for 1-bedroom units and \$833 for 2-bedroom units; and,***
- 3. Maximum annual household income levels of \$34,000 for 1-bedroom and \$39,000 for 2-bedroom affordable units.***

CARRIED

3.11. Director Reappointment – Report 13-124-3.11.

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

That the NRH Board APPROVES the performance of Directors and RECOMMENDS to Council the reappointment of Karen Blackley for another four year term.

CARRIED

4. General Manager's Report

4.1. Financial Statements as at June 30, 2013 – Report 13-124-4.1.

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

That the NRH Board of Directors APPROVES the financial statements as at June 30, 2013.

CARRIED

Directors were advised that staff is currently projecting a shortfall of \$318,000; but, is working on reduction of this amount by requesting reassessment of property taxes and controlling spending on other lines.

4.1.a. *Moved by H. D'Angela
Seconded by G. Marshall*

That NRH Board of Directors APPROVES staff preparation of a report on exempting NRH properties from Property Taxes, what has been done, obtain view from local municipalities, provincial shift, reference impact items, recommendations to Council regarding problems for Council discussion at Niagara Week.

CARRIED

4.2. Investment Committee

The investment committee met last week and approved the reinvestment of NRH funds at rates of 1.85 to 1.95% for terms of 1 and 2 years.

4.3. Niagara Cultural Capital of Canada

NRH is mentioned in the Niagara Cultural Capital of Canada book which was passed around the table.

4.4. Newspaper/Online Articles

Last month staff advised Directors of an issue with Cindy Forster's office. NRH staff met with her office staff and with the reporter, which resulted in the article being removed from the website. The office had referred to another file and provided wrong information to the reporter.

Two favourable articles about NRH appearing in yesterday's news were distributed: *Affordable housing pays dividends & Home, sweet home affordable housing, facing big challenges, can help transform lives*, both from Niagara This Week, August 15, 2013.

5. Chair's Report

No report

6. Closed Session – 10:58 A.M.

With the exception of L. Beckwith and V. Amato all staff left the room.

*Moved by G. Marshall
Seconded by P. O'Neill*

That the NRH Board of Directors move into closed session to receive information of a confidential nature regarding personal matters about identifiable individuals including municipal or local board employees – Board Appointments

CARRIED

6.1. Appointment of New Directors to NRH Board – Report IC 13-124-6

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

- 1. That the NRH Board of Directors APPROVES the recommendations in report IC 13-124-6, Appointment of New Directors to NRH Board, with the 3rd item revised to today's discussion; and,***
- 2. That the NRH Board of Directors RECOMMENDS the approval of these candidates to Regional Council***

CARRIED

6.a. *Moved by P. O'Neill
Seconded by G. Marshall*

That the NRH Board of directors rise with report.

CARRIED

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

That the NRH Board of Directors APPROVES:

- 1. Revisiting the co-operative housing provider sector for a suitable candidate; and,***
- 2. Researching the flexibility and effect on By-Law #1 of changing the Director composition of the Board.***

CARRIED

Staff to prepare a report to address Director's concerns about the composition of the Nominations Committee and the application process both of which were part of the process agreed upon during Operational Agreement Steering Committee meetings.

Action by L. Beckwith

- 6.c. *Moved by D. Barrick*
Seconded by T. Rigby

That NRH Board of Directors APPROVES a joint NRH and Regional staff review of the application process for NRH Director positions, with recommendations for the Board that make the process more user friendly.

CARRIED

7. Committee Reports

- 7.1. Appeal Hearings
Minutes of the July 9, 2013 hearings were provided for information.
- 7.2. Executive Committee, S. Cordiner, Chair
Minutes of the May 23, 2013 meeting provided for information.
- 7.3. Tenant Advisory Group
Minutes of the April 10, 2013 meeting provided for information.
- 7.4. Investment Committee, H. D'Angela, Chair
Minutes of the May 2, 2013 meeting were provided for information.

Moved by P. O'Neill
Seconded by R. Katzman

That the NRH Board of Directors RECEIVES the committee reports.

CARRIED

8. For Information

- 8.1. Action Items from Previous Meetings

Correspondence/Media

- 8.2. Block party heats up city's east end, The Tribune, July 7, 2013
- 8.3. Lack of affordable housing in West Lincoln, Grimsby Lincoln News, July 16, 2013
- 8.4. No Injuries in St. Catharines townhouse fire, St. Catharines Standard, July 28, 2013

9. BREAK – Not required

10. Presentation – see items 3.4 to 3.10.

11. Other Business

There was no other business

12. Next Meeting

Friday, September 27, 2013

Topaz Room at 9:00 A.M.
Four Points by Sheraton
3530 Schmon Parkway
Thorold, ON L2V 4Y6

Lunch served at noon

13. Adjournment


Motion to adjourn at 11:45 A.M.

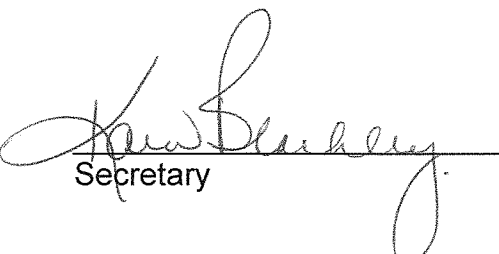
Moved by B. Hannah

Seconded by P. O'Neill

CARRIED

Minutes Approved:


Chair


Secretary