



## **NIAGARA REGIONAL HOUSING**

*Campbell East, 3<sup>rd</sup> Floor  
2201 St. David's Road, P.O. Box 344  
Thorold, ON L2V 3Z3  
Phone: (905) 682-9201  
Fax: (905) 687-4844*

### **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

Linda Allen  
Tenant, St. Catharines

David Barrick,  
Councillor, Port Colborne

Barbara Carroll  
Public-at-large,  
St. Catharines

Ken Goka  
Stakeholder, Welland

Vacant  
Stakeholder,

Ronna Katzman  
Councillor, St. Catharines

Kelly Kendrick  
Fort Erie, Stakeholder

George Marshall  
Councillor, Welland

John Osczytko  
Public-at-Large, Welland

Tim Rigby,  
Councillor St. Catharines

## Minutes

### **NIAGARA REGIONAL HOUSING Board of Directors Meeting**

**#126 – 2013**

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

October 25, 2013 – 9:00 A.M.

### Attendees

#### **Directors/**

**Members:** S. Cordiner, H. D'Angela, P. O'Neill  
G. Marshall, K. Goka, T. Rigby, K. Kendrick,  
J. Osczytko, B. Carroll, L. Allen,  
R. Katzman till 10:36 A.M., D. Barrick at 9:50 A.M.

**Regrets:** K. Blackley

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

**Regional Staff:** S. Pennisi, Director Social Asst. & Emp. Opp. (SAEO)  
for item 4.6.

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A quorum being present, the meeting was called to order at 9:02 A.M.

#### **1. Adoption of Agenda/Declaration of Conflict**

*Moved by J. Osczytko  
Seconded by K. Kendrick*

***That the agenda be ADOPTED.***

**CARRIED**

No conflicts of interest were declared.

The Chair welcomed three new members, everyone introduced themselves around the table and new members provided an overview of their background.

## 2. Approval of Minutes

### 2.1. Minutes of the September 27, 2013 Meeting

*Moved by T. Rigby*

*Seconded by H. D'Angela*

***That the minutes of the September 27, 2013 meeting be ADOPTED.***

**CARRIED**

### 2.2. Minutes of the September 27, 2013 General Meeting

To be approved at the next General Meeting of Members.

### 2.3. Business Arising

There was no business arising

## 3. Presentation – Investment in Affordable Housing (IAH) New Development 235 Fitch Street, Welland (east building) September 2012 - October 2013

M. MacLellan, Manager Housing Operations, presented a slide show on the progression of construction over the past year, from a mud pile to a 67 unit solar ready, geothermal heating and rain water recycling “state of the art” building. There are currently 380 households on the waiting list for this building which is expected to be ready for occupancy in February of 2014.

## 4. Staff Reports

### 4.1. Proposed 2014 Meeting Schedule – Report 13-126-4.1.

*Moved by P. O'Neill*

*Seconded by T. Rigby*

***That the Niagara Regional Housing Board APPROVES the 2014 meeting schedule.***

**CARRIED**

It was agreed that the next Board of Director's meeting will be held on November 22<sup>nd</sup>.

4.2. Niagara 3<sup>rd</sup> Quarter 2013 Operational Reports July 1- Sept. 30, 2013 – Report 13-126-4.2.

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

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

CARRIED

Item 4.2.4., Quarterly report on Investments for the Period Ending September 30, 2013, was distributed. Directors noted that Niagara Region no longer pays NRH interest on any of the former NRH Reserves or Reserve Funds. The interest gained through these investments is applied to general use for all regional programs rather than redirected to housing-specific activities.

4.2.a

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

***That the NRH Board of Directors DIRECT staff to request that the Region implement a fair and equitable policy regarding interest on reserves.***

CARRIED

Action by: L. Beckwith

4.3. 3<sup>rd</sup> Quarter 2013 Report to Council July 1 to Sept. 30, 2013 – Report 13-126-4.3.

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

***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

Staff was directed to highlight the waiting list in this report to Council. Lack of affordable housing should be a major issue for Niagara Week.

Action by: W. Thompson

D. Barrick joined the meeting at 9:50 A.M.

Staff was also directed to add households on Niagara's Federal Housing Provider's waiting lists which are not represented in this report.

Action by: M. Fearnside

**4.4. Policy – Information Access and Privacy Protection – Report 13-126-4.4.**

*Moved by T. Rigby*

*Seconded by R. Katzman*

***That Niagara Regional Housing Board of Directors APPROVES the policy on Information Access and Privacy Protection.***

CARRIED

**4.5. NRH Oath of Confidentiality – Report 13-126-4.5.**

The Regional Municipality of Niagara's Confidentiality Commitment was distributed.

*Moved by T. Rigby*

*Seconded by K. Kendrick*

***That the NRH Board DIRECT staff to forward Appendix B, NRH's updated Oath of Confidentiality to legal for review and comment.***

CARRIED

Action by: L. Beckwith

**4.6. Update on the Housing Stability Plan and the Housing & Homelessness Action Plan**

Niagara's Housing Stability Plan Beyond 2013 (COM 33-2013) was distributed and presented by S. Pennisi.

*Moved by H. D'Angela*

*Seconded by K. Goka*

***That the NRH Board of Directors RECEIVE, S. Pennisi's report on Niagara's Housing Stability Plan.***

CARRIED

**5. New Business**

There were no requests to add new business.

**6. General Manager's Report****6.1. Financial Statements as at September 30, 2013 – Report 13-126-6.1.**

Financial Statements were distributed.

*Moved by D. Barrick  
Seconded by R. Katzman*

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

**CARRIED**

For the first time ever, NRH is projecting a year end deficit of approximately \$300,000 due mainly to the property tax reassessment. Staff requested reconsideration on the 12 highest taxed properties and although most were denied there was an overall savings of approximately \$75,000 over the four year period. There was no fee incurred with the requests for reconsideration.

Staff was directed to find out the cost of an actual tax appeal; would it be worthwhile to pursue.

Action by: D. Woiceshyn

6.2. National Housing Day

National Housing Day will be celebrated on November 22<sup>nd</sup> this year. W. Thompson, Resource Unit Manager related plans for the week leading up to activities on November 22.

6.3. Educational Session for NRH Directors

Early next year, a Governance Session introducing the new Not-for-Profit Corporations Act will be held for Directors outside of the regularly scheduled Board meetings.

6.4. Creating Access to Screening and Training in the Living Environment (CASTLE)

An NRH tenant posed for the poster promoting the CASTLE project. The goal of the project is to promote cancer screening participation for breast, cervical, and colorectal cancer within low-income communities. The project will reduce the barriers (to cancer screening participation) that exist within these communities by directly assessing and addressing challenges. Public Health staff will report back to the Board in 2014.

**7. Closed Session – 10:15 A.M.**

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

***That the NRH Board of Directors move into closed session to receive information of a confidential nature regarding security of the property of the municipality or local board.***

**CARRIED**

Visitors left the room.

7.1. Scattered Unit Portfolio – Fort Erie – IC 13-126-7.1.

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

***That the Niagara Regional Housing Board RECEIVES report IC 13-126-7.1.,  
Scattered Unit Portfolio – Fort Erie for information.***

CARRIED

Staff was directed to do a business/cost-benefit analysis to make sure cost of upgrades could be recouped.

Action by: M. MacLellan

7.2. Insurance Renewal Nov 1, 2013 to Nov. 1, 2014 – IC 13-126-7.2.

*Moved by K. Kindrick  
Seconded by D. Barrick*

***That the Board of Directors APPROVES the recommendations in report IC  
13-126-7.2. Insurance Renewal November 1, 2013 to November 1, 2014.***

CARRIED

7.a. 10:35 A.M.

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

***That the NRH Board of directors rise with report.***

CARRIED

R. Katzman left the meeting at 10:36 A.M.

**8. Committee Reports**

8.1. Appeals

Minutes of the October 1, 2013 hearing were provided for information.

8.2. Tenant Advisory Group

Minutes of the September 11, 2013 quarterly meeting were provided for information.

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

***That the NRH Board of Directors RECEIVES the committee reports noted above.***

CARRIED

It was suggested that new Directors be invited to NRH committee meetings as they come up, to see if they would be interested in sitting on that committee.

Staff was directed to provide a list of NRH Committees, along with names of directors who serve the committee.

Action by: V. Amato

## 9. For Information

### 9.1. Action Items from Previous Meetings

#### ***Correspondence/Media***

9.2. Letter copied to Chair Cordiner from D. Rapelje, Chair, Welland Senior Citizens Advisory Committee re: affordable housing for seniors.

## 10. Other

Directors were requested to update their Governance Handbooks by placing handouts for section 4, the NRH Director Contact List and section 7, Governance Policies (updated index and policies E-15 & E-16) in the appropriate sections of their books.

## 11. Next Meeting

Friday, November 22, 2013 at 9:00 A.M.

NRH Board Room  
Campbell East  
2201 St. David's Road  
Thorold

## 12. Adjournment

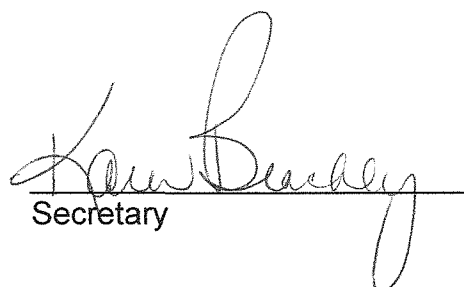
***Motion to adjourn at 10:45 A.M.***

*Moved by D. Barrick  
Seconded by P. O'Neill*

**CARRIED**

Minutes Approved:

  
Chair

  
Secretary