



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
2201 St. David's Road, P.O. Box 344
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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#136 – 2014

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

October 31, 2014 – 9:00 A.M.

Attendees

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

James Hyatt
Stakeholder, St. Catharines

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

Directors/

Members: S. Cordiner, H. D'Angela, K. Blackley, ,
G. Marshall, T. Rigby, J. Hyatt, K. Goka, J. Osczytko,
L. Allen, B. Carroll, K. Kendrick

Regrets: P. O'Neill, D. Barrick

Absent: R. Katzman

NRH Staff: M. MacLellan, W. Thompson, T. Fortier, M. Fearnside,
V. Amato,

Regional Staff: C. Cousins, Director Homelessness Services and Com.
Engagement at 10:28 A.M.
D. Woiceshyn, Manager Shared Financial Services
S. Chisholm, Legal Council for items 2 & 3

A quorum being present, the meeting was called to order at 9:00 A.M.
The Chair congratulated Councillors on their re-election to office.

1. Adoption of Agenda/Declaration of Conflict

The Chair added update on General Manager Position as 3.2.4.

Moved by J. Hyatt
Seconded by K. Blackley

That the agenda be ADOPTED as amended.

CARRIED

G. Marshall, declared a conflict of interest as he is on the Board of Directors for Cordage Green.

2. Presentation – Cordage Green – Item 14-136-3.

Dick Halverson, JustShelter Realty Services, Inc., narrated a slide show about the planned 48 to 54 unit townhouse development on 5.6 acres of land donated by the City of Welland. Construction cost would be approximately \$165,000 with a market value of \$200,000.

Residents of the energy efficient units would sign an equity lease (life lease), qualified purchasers would obtain a 1st mortgage within their ability to pay and a 2nd mortgage if required, where principal and accumulated interest are repaid on resale of the unit. The 2nd mortgages would be drawn from, and repaid to, a special fund.

Cordage Green is asking NRH to contribute to the overall project, by doing so, Cordage expects development charges (DC) valued at \$540,000 would be waived. Should NRH fund individual units the development charges would only be waved for the specific units funded.

It was noted that this project is not likely to reduce NRH's waiting list, as the income of most applicants would not qualify them for 1st mortgages.

Other items discussed:

- 2nd mortgage is attached to the lease and could be registered on title
- Some of the units will have accessory (basement) apartments, which would assist the lease signer with mortgage payments.
- If the person passes away the home goes to the estate
- Under the NRH Homeownership program, the loan is only forgivable if the homeowner remains in the home for 20 years; otherwise it must be repaid with interest.

S. Chisholm advised: if Cordage Green secures a funding agreement with NRH for affordable housing, it is likely that s12 of the DC By-law would apply to exempt them from the payment of development charges.

S.12 of the DC By-law doesn't fit this project perfectly because the reference to affordable housing seems to contemplate a rental arrangement, not the "life lease" arrangement contemplated by Cordage Green, but the section may be broad enough to arguably apply to the intention of this development.

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

That the NRH Board of Directors RECEIVE this presentation and REFER to staff for future report on the Cordage Green concept and potential partnership with NRH and present to the Board once Council has appointed its representatives for the next term.

CARRIED

3. Approval of Minutes

3.1. Minutes of the September 26, 2014 Meeting

Moved by T. Rigby

Seconded by K. Goka

That the minutes of the September 26, 2014 meeting be ADOPTED.

CARRIED

3.2. Business Arising

3.2.1. Parking at 235 Fitch St. - Update

Homeowners on Taramack St. would like restricted parking in their area. NRH has requested a variance for Fitch Street from the City of Welland. By reducing green space, 7 additional parking spaces could be added and by re-lining current parking spaces, 2 additional parking spaces would be achieved, for a total of 9 additional spaces on the property. Currently there are 6 households at Fitch St. on the waiting list for a parking space.

Directors questioned making current parking spaces smaller, would people still have sufficient room to enter and exit their vehicles without touching the car in the next space?

Staff also spoke with the mall across the street about renting spaces; discussion is ongoing.

Closed Session 9:59 A.M.

With the exception of M.MacLellan, M. Fearnside, S. Chisholm and V. Amato staff left the room.

3.2.a.

Moved by K. Blackley

Seconded by T. Rigby

That the NRH Board of Directors MOVE INTO closed session to consider information of a confidential nature regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board concerning an update on Broadoak, security of the property of the municipality or local board re Insurance Renewal and personal matters about an identifiable individual including municipal or local board employees, General Manager Position.

CARRIED

3.2.2. Broadoak Update

10:05 A.M. S. Chisholm, M. Fearnside left the meeting.

3.2.3. Insurance Renewal, November 1, 2014 to November 1, 2015

3.2.4. Update on General Manager Position

3.2.b. 10:20 A.M.

Moved by T. Rigby

Seconded by J. Hyatt

That the NRH Board of Directors RISE with report.

CARRIED

3.2.c.

Moved by T. Rigby

Seconded by K. Kendrick

That the Niagara Regional Housing Board of Directors APPROVE the recommendation in report IC 14-136-2.2.3., Insurance Renewal November 1, 2014 to November 1, 2015

CARRIED

Staff returned to the meeting.

4. Staff Reports

4.1. 3rd Quarter Report to Council, July 1 to September 30, 2014 – Report 14-136-4.1.

Moved by T. Rigby

Seconded by B. Carroll

- 1. That Niagara Regional Housing Board of Directors APPROVES the 3rd Quarter Report to Council July 1 to September 30, 2014; and,***
- 2. That the report be FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.***

CARRIED

4.2. 3rd Quarter Report to Board of Directors, July 1 to September 30, 2014 – Report 14-136-4.2.

Moved by T. Rigby

Seconded by B. Carroll

That Niagara Regional Housing Board of Directors APPROVES the 2014 3rd Quarter Report – July 1 to September 30, 2014.

CARRIED

Staff advised that printed materials have been forwarded to Clerks office for inclusion in Council Orientation packages; however, NRH will not have the opportunity to make a presentation to the new Council.

Staff was directed to invite Councillors to a NRH Orientation between now and December 1st.

Action by: W. Thompson

10:28 A.M. C. Cousins joined the meeting.

4.3. *Housing Services Act - Internal Transfer Local Rule - Report 14-136-4.3.*

Moved by K. Blackley
Seconded by B. Carroll

That the Niagara Regional Housing Board of Directors APPROVE the Internal Transfer local rule as presented in report 14-136-4.3.

CARRIED

It was clarified that this policy is for all Housing Providers for which NRH oversees legislative compliance and that NRH Housing Operations Division develops policy for owned units based on the local rules.

4.4. 2014 National Housing Day Event – Report - 14-136-4.4.

Moved by T. Rigby
Seconded by L. Allen

That Niagara Regional Housing Board of Directors RECEIVES report 14-136-4.4., 2014 National Housing Day Event, for information.

CARRIED

4.5. ONPHA's Waiting Lists Surveys 2014 – Report 14-136-4.5.

Moved by G. Marshall
Seconded by T. Rigby

That Niagara Regional Housing Board of Directors RECEIVES report 14-136-4.5., ONPHA's Waiting Lists Surveys 2014, for information.

CARRIED

It was noted that waitlist times in Niagara are higher than the provincial average.

4.6. NRH - 5 Year Banking Agreement – Report 14-136-4.6.

The report was distributed and reviewed by staff; NRH should realize savings of \$1,300 per year.

Moved by K. Blackley

Seconded by K. Kendrick

That Niagara Regional Housing Board of Directors APPROVES the renewal of Royal Bank's (RBC) Deposit Interest and Compensation Terms for 5 years.

CARRIED

5. **New Business**

There was no new business

6. **General Manager's Report**

6.1 Financial Statements as at September 30, 2014

Moved by J. Hyatt

Seconded by B. Carroll

That the Niagara Regional Housing Board of Directors RECEIVES the Financial Statements as at September 30, 2014.

CARRIED

Staff advised that there is a potential surplus of \$330,000.

6.1.a.

Moved by K. Kendrick

Seconded by L. Allen

That the Niagara Regional Housing Board of Directors APPROVES any year-end surplus be transferred to the reserve for owned units.

CARRIED

6.2. Update re: Shared Services Agreement

The General Manager advised that the Chair wrote a letter to the Regional Chair in reply to the report that went to Council. There has since been a meeting with the Commissioner of Corporate Services and directors to clarify issues and concerns regarding the relationship with Housing Providers. NRH will still be the "face" to providers; Corporate Services is providing financial services. Additionally, NRH is continuing discussions regarding potential partnering with the region on larger capital projects such as roofing and parking lot repaving.

7. Committee Reports

7.1. Executive Committee, S. Cordiner, Chair

Minutes of the August 12, 2014 Appeal hearings were provided for Information.

8. For Information

8.1. Action Items from Previous Meetings

Correspondence/Media

8.2. Letter dated October 23, 2014 to Maryellen MacLellan, General Manager, from Maurice (Mo) Lewis, Commissioner of Corporate Services/Treasurer regarding Shared Services Agreement.

*Moved by H. D'Angela
Seconded by K. Blackley*

That the NRH Board of Directors RECEIVES the committee minutes and correspondence as noted above.

CARRIED

9. Other Business

There was no other business.

10. Next Meeting

Friday, November 28, 2014 at 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold

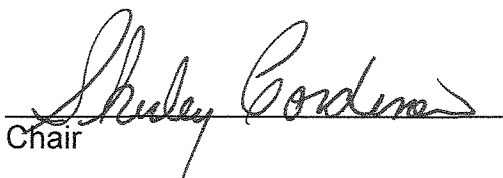
11. Adjournment

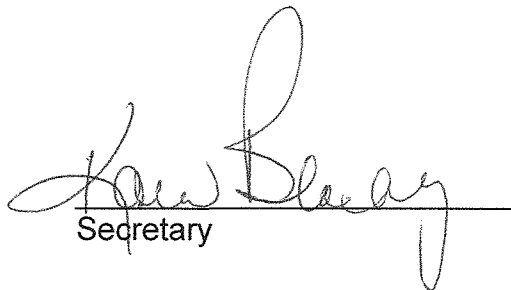
Motion to ADJOURN at 11:47 A.M.

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

CARRIED

Minutes Approved:


Chair


Secretary