



NIAGARA REGIONAL HOUSING

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

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#135 – 2014

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

September 26, 2014 – 9:00 A.M.

Attendees

Directors/

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

Regrets: D. Barrick
Absent: R. Katzman

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

Regional Staff: K. Chislett, Commissioner Community Services at 9:45 A.M.
D. Woiceshyn, Manager Shared Financial Services
M. Mako & K. Babcock, Health Promoters, Lara Lorge,
Community Health Worker, Public Health for item 3.

A quorum being present, the meeting was called to order at 9:00 A.M.

1. Adoption of Agenda/Declaration of Conflict

Add as 2.2.2. Letter re: Fitch St.- OMB appeal; 6.3. Fitch Welcome Party;
6.4 Fitch- Presentation in Hamilton; 6.5. Fitch - parking

Moved by P. O'Neill
Seconded by K. Goka

That the agenda be ADOPTED as amended.

CARRIED

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

No conflicts of interest were declared at this time.

2. Approval of Minutes

2.1. Minutes of the August 22, 2014 Meeting

Moved by T. Rigby

Seconded by J. Hyatt

That the minutes of the August 22, 2014 meeting be ADOPTED.

CARRIED

2.2. Business Arising - Closed Session 9:03 A.M.

The only staff present were M. MacLellan, M. Fearnside and V. Amato.

Moved by K. Blackley

Seconded by J. Osczytko

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 & Fitch St. legal action.

CARRIED

2.2.1. Broadoak Update

K. Kendrick declared a conflict with Micron with whom she does business and left the meeting.

9:08 A.M.

M. Fearnside left the meeting; K. Kendrick returned to the meeting.

2.2.2. Fitch St.

H. D'Angela declared a conflict and left the room after learning that the claimant had retained the firm for which his wife works.

2.2.a. 9:30 A.M.

Moved by K. Blackley

Seconded by K. Kendrick

That the NRH Board of Directors RISE with report.

CARRIED

Staff was directed to carryout instructions received in Closed Session.

M. Fearnside, T. Fortier, W. Thompson and D. Woiceshyn joined the meeting.

3. Presentation – CASTLE Project (Creating Access to Screening and Training in the Living Environment)

Marty Mako and Karen Babcock, Health Promoters and Lara Lorge, Community Health Worker from the Region's Public Health Department attended to report back on work started in February 2013.

CASTLE uses a new peer to peer approach to encourage cancer screening in populations that historically underutilize cancer screening tests. Residents may not be aware that screening is available or may require assistance with transportation etc. NRH communities of Rykert, Buckley and McLaughlin were selected

Project leaders link with community agencies already working in these communities to build trusting relationships. In-kind contributions from community partners exceeded the original grant amount.

Several props (ex. "mammograhams") used at screening events were distributed, demonstrating how the message was brought to those who might not have a high level of understanding about the screening processes.

Anticipated in the near future, is McMaster's evaluation of the project over six regions and Brock's evaluation of the Niagara project.

Public Health plans to continue the work beyond 2014, integrating other health issues into the program.

K. Chislett joined the meeting at 9:45 A.M.

4. Staff Reports

4.1. 2014 Business Plan Update – Report 14-135-4.1.

Moved by T. Rigby

Seconded by K. Kendrick

That Niagara Regional Housing Board of Directors APPROVES the September 26, 2014 update on the 2014 NRH Business Plan.

CARRIED

4.2. *Housing Services Act* Local Areas of Flexibility - Local Priority Groups –
Report 14-135-4.2.

*Moved by K. Blackley
Seconded by P. O'Neill*

That the following local priority groups for Niagara Regional Housing's centralized waiting list system BE APPROVED:

- 1. SPP (Special Priority Policy) (mandated)***
- 2. Overhoused***
- 3. Urgent – consisting of Mobility Barrier and Extreme Hardship sub-categories***
- 4. Homeless (1 in 10 vacancies)***

CARRIED

K. Chislett confirmed that in certain cases Community Services can subsidize moving costs.

4.3. Director Performance Survey - Report 14-135-4.3.

Clarification: some questions would require the Director to have knowledge of other Directors understanding; ie. Question #25. In those situations take Board Members to mean "I as a Board Member"

Directors were asked to complete and return to V. Amato at the October meeting in preparation for a Planning Session early in 2015..

4.4. Proposed 2015 Board and Executive Committee Meeting Schedule
– Item 14-135-4.4.

The following changes were requested: February and May Executive Committee meetings to February 10th and May 12th and the August Board meeting date to the 14th.

*Moved by P. O'Neill
Seconded by H. D'Angela*

That Niagara Regional Housing Board of Directors APPROVES the 2015 Board and Executive Committee Meeting Schedule as amended.

CARRIED

Staff to forward the revised meeting schedule to Directors

Action by: V. Amato

- 4.5. Action Item - NRH Rent per Square Foot – Report 14-135-4.5.

*Moved by K. Kendrick
Seconded by T. Rigby*

That the Niagara Regional Housing Board of Directors RECEIVES report 14-135-4.5., Action Item - NRH Rent per Square Foot for information.

CARRIED

- 4.6. Investment in Affordable Housing for Ontario – 2014 Extension Program - Year 1 Program Delivery Fiscal Plan (PDFP) – Report 14-135-4.6.

Directors were advised that the Administration agreement with the Province has been signed by the Regional Chair and Regional Clerk.

*Moved by T. Rigby
Seconded by K. Blackley*

That the Program and Delivery Fiscal Plan (PDFP) for Year 1 under the Investment in Affordable Housing in Ontario (IAH) - 2014 Extension program, as presented in report 14-135-4.6., BE APPROVED.

CARRIED

- 4.7. Arrears - Housing Operations – Report 14-135-4.7.

*Moved by P. O'Neill
Seconded by H. D'Angela*

That the Niagara Regional Housing Board of Directors RECEIVE report 14-135-4.7., Arrears – Housing Operations for information.

CARRIED

- 4.8. Report CAO 13-2014 - Niagara Regional Housing (NRH) Shared Services Agreement (SSA) - Report 14-135-4.8.

Staff advised that this report, in response to CAO 13-2014, provides clarification and recommends that any further investigation of the scope of services offered under the SSA, use the relevant business cases as a starting point in order to avoid duplication of work.

*Moved by P. O'Neill
Seconded by K. Blackley*

1. That the NRH Board RECEIVES Report CAO 13-2014 Niagara Regional Housing (NRH) – Shared Services Agreement; and,

2. That the NRH Board DIRECTS NRH Board Chair to send a response to the Regional Chair on the concerns raised by Report CAO 13-2014

CARRIED

4.9. Bowden Street Community Development – Report 14-135-4.9.

Moved by T. Rigby

Seconded by B. Carroll

That the Niagara Regional Housing Board of Directors APPROVE the ranking of the Bowden Street community as “healthy” and not in need of community development funds through NRH.

CARRIED

5. **New Business**

There was no new business

6. **General Manager’s Report**

6.1 Financial Statements as at August 31, 2014

Staff advised that some variances have been addressed in the 2015 budget. The salaries and employee benefits lines are a result of positions being filled later in the year; maintenance and repairs in owned units are chronically underfunded.

Moved by J. Osczytko

Seconded by P. O’Neill

That the Niagara Regional Housing Board of Directors RECEIVES the Financial Statements as at August 31, 2014.

CARRIED

6.2. NRH Sections of Niagara Region’s 2014 Asset Management Plan

The General Manager reviewed NRH sections with Directors.

6.3. Fitch Street, Welland, Tenant Welcome Event

Directors were invited to a BBQ celebrating tenants and partnerships of Fitch St., Welland at 5:00 P.M. Tuesday, September 30, 2014. Unfortunately, there is a media blackout; media attendance would constitute a breach of the agreement signed by the Regional Chair and Clerk.

6.4. Fitch St.- Presentation in Hamilton

Canada Mortgage and Housing Corporation (CMHC) has requested NRH to present the Fitch St. video, shown to Council on September 11, at Hamilton's National Housing Day event on November 21st. The theme is Housing and Aging in Hamilton.

6.5. Parking at Fitch St.

Parking at Fitch St. is not in violation of OMB or City of Welland rulings; NRH did not request a variance.

In order to create maximum parking, areas originally planned as green space were eliminated to create additional parking spaces which also include one short term tenant drop off parking space. The number of accessible parking spaces was increased from the required 2 spots to 4 accessible parking stops.

All parking spaces have been assigned and NRH will maintain a waiting list for parking spots. All perspective new tenants are advised that there are no additional parking spaces and are advised that if they own a car, they would not be able to park on-site and should make alternate arrangements.

Staff is currently investigating parking space in the mall across the road on a tenant pay basis and intends to set up a meeting with the City of Welland, Plaza owner and invite the community.

Staff was directed to meet with the City staff and Plaza Owner, prior to meeting with the community.

7. **Committee Reports**

7.1. Appeals

Minutes of the September 2, 2014 Appeal hearings were provided for Information.

7.2. Tenant Advisory Group

Minutes of the June 18, 2014 Tenant Advisory Group meeting were provided for information.

Moved by B. Carroll

Seconded by T. Rigby

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

CARRIED

8. For Information

8.1. Action Items from Previous Meetings

Correspondence/Media

- 8.2. Letter from Janet Hope, Assistant Deputy Minister, MMAH, to General Manager dated September 3, 2014 re: Findings of the Homeownership Program Review
- 8.3. *Neighbours embrace new affordable seniors complex, Niagara This Week, Welland.* Distributed for information
- 8.4. *Social housing a provincial priority, The Tribune, September 19, 2014.* Distributed for information.

9. Other Business

There was no other business.

10. Next Meeting

Friday, October 31, 2014 at 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold

11. Adjournment

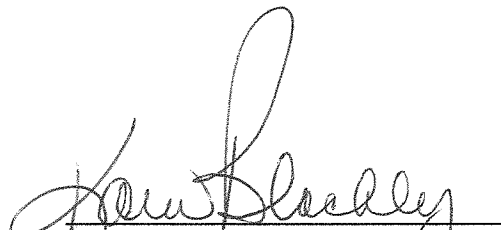
Motion to ADJOURN at 11:03 A.M.

Moved by P. O'Neill
Seconded by K. Blackley

CARRIED

Minutes Approved:


Chair


Secretary