



## NIAGARA REGIONAL HOUSING

Campbell East, 3<sup>rd</sup> Floor  
2201 St. David's Road, P.O. Box 344  
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### Minutes

## NIAGARA REGIONAL HOUSING Board of Directors Meeting

**#139 – 2015**

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

February 27, 2015 – 9:00 A.M.

### Attendees

#### Directors/

Members: S. Cordiner, H. D'Angela, K. Blackley, S. Volpatti  
J. Hyatt, K. Goka, J. Osczytko, P. Grenier, L. Allen,  
K. Kendrick, P. O'Neill

Regrets: W. Sendzik, A. Petrowski, B. Carroll

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

Regional Staff: K. Chislett, Commissioner Community Services at 9:20  
D. Woiceshyn, Program Financial Analyst

A quorum being present, the meeting was called to order at 9:00 A.M.  
The Chair introduced Ellen Balmain the new General Manager.

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

The Chair requested that item 4.3. Cordage Green be moved to  
the March meeting to give the new General Manager time to  
consider the request and provide a full report.

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

***That the agenda be ADOPTED as amended.***

**CARRIED**

#### Directors:

Shirley Cordiner, Chair  
Public-at-Large, Welland

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

Barbara Carroll  
Public-at-Large, St. Catharines

Ken Goka  
Stakeholder, Welland

Paul Grenier,  
Councillor, Welland

James Hyatt  
Stakeholder, St. Catharines

Kelly Kendrick  
Stakeholder, Fort Erie

John Osczytko  
Public-at-Large, St. Catharines

Andrew Petrowski  
Councillor, St. Catharines

Walter Sendzik  
Councillor St. Catharines

Selina Volpatti  
Councillor, Niagara Falls

Conflicts of interest with item 4.2. were declared by J. Osczytko, K. Goka and K. Blackley, as groups with which they are associated may be applying for funding.

**2. Approval of Minutes**

2.1. Minutes of the January 30, 2015 Meeting

*Moved by K. Blackley*

*Seconded by J. Osczytko*

***That the minutes of the January 30, 2015 meeting be ADOPTED.***

CARRIED

2.2. Business Arising

There was no business arising.

**3. Closed Session – 9:05 A.M.**

*Moved by J. Hyatt*

*Seconded by K. Goka*

***That the NRH Board of Directors MOVE INTO closed session to consider information of a confidential nature regarding Security of the Property of the Municipality or Local Board - a proposed or pending acquisition or disposition of land, regarding Sale of NRH Owned Single Detached Homes – Prince Charles Park***

CARRIED

3.A. 9:15 A.M.

*Moved by P. Grenier*

*Seconded by J. Hyatt*

***That the NRH Board of Directors RISE with report.***

CARRIED

3.B.

*Moved by P. O'Neill*

*Seconded by K. Blackley*

***That Confidential Report 15-139-3.1., respecting the Sale of NRH Owned Single Detached Homes – Prince Charles Park, be received and the recommendations contained therein be approved.***

CARRIED

**4. Staff Reports**

4.1. *Be A Voice* Project 2015 – Report 15-139-4.1.

*Be a Voice* informational flyer was distributed.

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

***That Niagara Regional Housing Board of Directors RECEIVES this report for information.***

CARRIED

K. Chislett joined the meeting at 9:20 A.M.

4.2. Investment in Affordable Housing Extension (IAH-E) Program – Niagara Renovates Program - Report 15-139-4.2.

Relevant to this report, the General Manager reviewed a memo to the Board, item 6.2., distributed at this meeting, regarding the use of Niagara Renovates funding by private sector landlords of residential care facilities for sprinkler systems.

*Moved by H. D’Angela  
Seconded by K. Kendrick*

***That the maximum number of units for the multi-unit program sub-component in 2015/16 align with the residential property class rate.***

CARRIED

Component	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
Homeowner	\$620,000	\$320,000	\$300,000	\$1,000,000	\$600,000	\$2,840,000
Multi-Unit	\$300,000	\$0	\$0	\$626,300	\$311,015	\$1,237,315
<b>Total</b>	<b>\$920,000</b>	<b>\$320,000</b>	<b>\$300,000</b>	<b>\$1,626,300</b>	<b>\$911,015</b>	<b>\$4,077,315</b>

*Staff was directed to adjust the number of units in the report accordingly, and include that units must be self-contained.*

Action by: M. Fearnside

4.2.a.  
*Moved by P. O’Neill  
Seconded by J. Hyatt*

- 1) That the Niagara Regional Housing Board **APPROVES** the allocation of the Niagara Renovates Program and its sub-components of the Investment in Affordable Housing Extension Program (IAH-E) totaling \$4,077,315, as follows:
  - a) Approval of \$2,840,000 to the homeowner sub-component and \$1,237,315 to the multi-unit (landlord) sub-component;

- b) Approval of up to \$20,000 per home for the homeowner sub-component;
  - c) Approval of up to \$10,000 per unit in years 2, 5 and 6 for the multi-unit (landlord) sub-component, with a maximum per building of \$25,000 (6 units and under); in years 5 and 6, \$40,000 (7 to 15 unit building), \$55,000 (16 to 25 unit building), \$70,000 (26 to 35 unit building), and \$90,000 (over 35 unit building),
  - d) To be eligible for multi-unit funding, units must be self-contained
- 2) That this report be forwarded to Public Health and Social Services Committee (PHSS) for information.

*CARRIED*

Conflicts of interest having been declared by J. Osczytko, K. Goka and K. Blackley, they did not vote.

- 4.3. Cordage Green – Deferred to March meeting.

## 5. **New Business**

### 5.1. Waitlist Management & NRH Community Services Relationship

Memo to PHSS from NRH GM re: Request for Additional Information regarding Provincial Regulations for Management of the Social Housing Centralized Wait List was distributed.

Question was asked as to why homeless persons were not immediately moved to top of the waiting list.

- According to legislation
- victims of domestic violence are given first priority.
- Homeless individuals are housed one in every 10<sup>th</sup> vacant unit
- The working poor, working 3 jobs to pay rent and purchase food would wait double the time to be housed if homeless individuals were allowed to jump to top of the list.
- Point rating system was revised in the 90's, based on experience.
- Homelessness is better addressed through the Housing First program. Just housing is not enough, supports are crucial. The Housing First Program provides immediate shelter and addresses the individuals reasons for homelessness and provides supports necessary to help them avoid repeating the cycle of homeless.

Niagara's Housing and Homelessness Action Plan Section 4 approved by the Province addresses this. K. Chislette's attendance at NRH Board meetings demonstrates the close working relationship between NRH and Community Services.

It was recommended that staff bring forward a report to the April meeting on Housing and Homelessness and the working relationship between Community Services and NRH.

Action by: E. Balmain

## 5.2. Utility Rebates

Councillor Grenier advised that electrical utilities in Niagara are obliged to work with customers who wish to take advantage of retrofit and rebate programs. Staff advised that NRH has been taking advantage of all retrofit and rebate programs available over the past few years. Councillor Grenier offered to assist if needed.

## 5.3. Value for Money Audit of Broadoak and Fitch Street

Councillor D'Angela advised that two NRH Capital Projects Broadoak and Fitch Street East have been identified for inclusion in a Value for Money Audit which is to be completed by an external firm and presented unfiltered to the Audit Committee.

## 6. General Manager's Report

### 6.1. Unaudited Financial Statements as at December 31, 2014

In 2012 NRH took over ownership of Broadoak assuming all assets and liabilities. In early January 2015, for the year ending 2014, NRH received a cheque in the amount of \$42,452 from the lawyer for Broadoak Charitable Foundation for a 2011 tax adjustment refund from the City of Niagara Falls.

At the October 31, 2014 meeting the following motion was made:

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

Due to a few outstanding costs for Broadoak, an amendment to the above motion #136-14-6.1.a. was requested.

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

- 1. That the Board NRH Board of Directors APPROVES \$42,452 of the 2014 surplus be transferred to the Capital Variance Reserve (CVR) at the Region for Broadoak's outstanding costs; and,***
- 2. That any year-end surplus over \$42,452 be transferred to the reserve for owned units.***

CARRIED

- 6.2. Memo to NRH Board of Directors, from E. Balmain, General Manager re: IAH Funding Request from Private Sector Landlord

Discuss earlier in the meeting under item 4.2.

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

- 1. That the Niagara Regional Housing Board of Directors RECEIVE item 15-139-6.2. memo from General Manager for information; and,**
- 2. That the General Manager RESPOND to the landlord accordingly.**

CARRIED

7. Presentation – There was no presentation.

## 8. Committee Reports

- 8.1. Tenant Advisory Group  
Minutes of the December 23, 2014 Tenant Advisory Group were provided for information.

*Moved by J. Osczytko  
Seconded by P. O'Neill*

***That the Niagara Regional Housing Board of Directors RECEIVE the minutes of the December 23, 2014 Tenant Advisory Group meeting.***

CARRIED

## 9. For Information

- 9.1. Action Items from Previous Meetings

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

There was no additional correspondence/media.

## 10. Other Business –

- 10.1. NRH & Community Services

K. Chislette thanked Directors for complements advising that NRH and Community Services work well together. Seniors Community Programs was included in consultations regarding the new senior building at Fitch Street, Welland. A number of memos went to Council regarding work with NRH and in future memo's will be copied to the NRH Board of Directors.

## 10.2. General Manager attendance at Housing Network Meetings

The General Manager advised that the monthly OMSSA Housing Network Meetings and the South Southwest Service Managers meetings both occur on the last Friday's of the month. It was noted that managers often attend those meetings and that the General Manager will be unable to attend the Minister's address to the group next month.

The General Manager asked the Board if they would like to consider changing meeting days. Since Directors have already scheduled their business meetings around NRH's meeting schedule for 2015, this might be a consideration for 2016.

## 11. Next Meeting

Friday, March 27, 2015 at 9:00 A.M.  
NRH Board Room  
Campbell East, 3<sup>rd</sup> Floor  
2201 St. David's Road  
Thorold

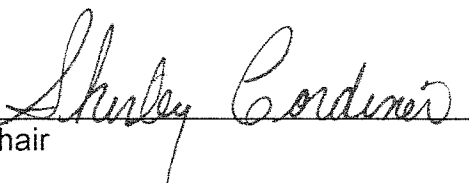
## 12. Adjournment


***Motion to ADJOURN at 10:12 A.M.***

*Moved by K. Blackley  
Seconded by L. Allen*

CARRIED

Minutes Approved:

  
Chair

  
Secretary *Per Karen Blackley*