



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

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

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#141 – 2015

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

April 24, 2015 – 9:00 A.M.

Attendees

Directors/

Members: S. Cordiner, H. D'Angela, K. Blackley, S. Volpatti
J. Hyatt, K. Goka, J. Osczytko, L. Allen, K. Kendrick,
B. Carroll, P. Grenier, W. Sendzik till 10:30

Regrets: P. O'Neill, A. Petrowski

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

Regional Staff: K. Chislett, Commissioner Community Services
D. Woiceshyn, Program Financial Analyst
M. Steele, FMS Project Director for item 4.7.

Guests: T. Rigby, D. Barrick, past Directors
for item 7.1.

A quorum being present, the meeting was called to order at 9:01 A.M.

1. Adoption of Agenda/Declaration of Conflict

Delete item 6.2. NRH Job Rates.

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

That the agenda be ADOPTED as amended.

CARRIED

Conflicts of interest were declared by J. Osczytko, K. Goka and K. Blackley with item 4.5., Development Committee IAH-E Recommendations April 2015, as their organizations will be submitting proposals. J. Osczytko also declared a conflict with item 4.3. IAH – Housing First Pilot Program 2012-2015 as his organization participates in this program.

2. Approval of Minutes

2.1. Minutes of the March 27, 2015 Meeting

Amend minutes to show that conflicts were declared by J. Osczytko, K. Goka and K. Blackley with Item 4.2., IAH Request for Proposal and Establishment of a Development Committee, as their organizations will be making submissions.

Moved by J. Osczytko

Seconded by J. Hyatt

That the minutes of the March 27, 2015 meeting be ADOPTED as amended.

CARRIED

2.2. Business Arising

There was no business arising.

3. Closed Session – not required

4. Staff Reports

4.1. *Investment in Affordable Housing Program (IAH): Niagara Renovates Program 2012-2015 – Report 15-141-4.1.*

Moved by K. Blackley

Seconded by L. Allan

That the Niagara Regional Housing Board of Directors RECEIVES report 15-141-4.1., Investment in Affordable Housing Program (IAH): Niagara Renovates Program 2012-2015 for information

CARRIED

M. Fearnside responded to questions:

- Household Income and Assets Limits are mandated by the ministry.
- 2014 program stats: 205 applications received: 160 were assisted; 45 households are already on the program waiting list for 2015-16; approximately 5 of applications were turned down, because they did not meet eligibility criteria.
- 2015-16 funding began April 1, 2015

Staff was asked to include a breakdown of what was type of renovations were funded, ie. roof, structural repairs, etc. in subsequent updates.

Action by: M. Fearnside

4.2. 1st Quarter Waiting List Report January 1 to March 31, 2015 - Report 15-141-4.2.

Staff presented this report in its new format and asked Board members for feedback and questions. Board members liked the revisions and prefer the detailed breakdown of Waitlist categories. The changes help to explain the nuances that are managed by the Housing Access unit and achieve increased transparency.

Moved by J. Hyatt

Seconded by B. Carroll

That the Niagara Regional Housing Board of Directors RECEIVES report 15-141-4.2., 1st Quarter Waiting List Report January 1 to March 31, 2015 for information.

CARRIED

Staff was directed to provide a 10 minute presentation to Council on this report and:

- define section A2 categories*
- explain how households are selected*
- summarize number of homeless housed in 2014*
- send revised report to Chair and Councillors for feedback before presenting to Council*

Action by: M. Fearnside & E. Balmain

The General Manager spoke to another item affecting the waiting list. There is a clause in the Housing Services Act (HSA), stating that public housing units (NRH 'owned' units) should remain 100% rent-geared-to-income (RGI). According to the HSA when a household's income increases and rent is raised to Market Rent, the household retains their RGI status and is allowed to stay in the unit for 1-year to provide time to become financially solvent. After 1-year the household's RGI status is revoked. There is no expectation in the legislation that non-RGI households be allowed to remain in public housing; in fact, households who no longer qualify for RGI can be required to move out. NRH has not historically enforced this option and local market tenants have been allowed to remain in their unit for as long as they wish. On the positive side this strategy increases rent revenue across the portfolio and offsets expenses. On the negative side this strategy results in fewer units available for applicants who are on the waitlist. A report on this topic will be brought to the board at a future meeting for consideration.

Action by: E. Balmain

4.2.a.

Change in order of agenda:

Moved by S. Volpatti

Seconded by J. Osczyppo

That item 4.7 - EFMS be considered next.

CARRIED

4.7. EFMS - Enhanced Financial Management Service – Report 15-141-4.7.

Melanie Steele joined the meeting for this item.

Staff advised that subsequent to this report being mailed to Board members a meeting was held with EFMS staff and NRH managers. The report, chart and adjustments were discussed. Both sides feel confident moving forward and agreed to keep communication open to ensure any future concerns will be resolved in partnership. M. Steele added that adjustments will continue to be made to fulfill NRH requirements.

Moved by S. Volpatti

Seconded by J. Hyatt

- 1. That the Niagara Regional Housing Board of Directors SUPPORT management in their continue efforts to integrate with the Enhanced Financial Management Service being implemented by the Niagara Region.***
- 2. That the Niagara Regional Housing Board of Directors ENDORSES the high-level process recommendations made in Appendix 2 and DIRECT management to continue to work with the EFMS leadership team to execute them.***

CARRIED

4.3. *Investment in Affordable Housing Program (IAH): Housing First Pilot Program 2012-2015 – Report 15-141-4.3.*

Moved by K. Blackley

Seconded by S. Volpatti

That the Niagara Regional Housing Board of Directors RECEIVES report 15-141-4.3., Investment in Affordable Housing Program (IAH): Housing First Pilot Program 2012-2015 for information.

CARRIED

- 4.4. Updated 2014 Draft Financial Statements – Report 15-141-4.4.
(Re: Note 7-transfer to reserve; need final approval re change)

*Moved by K. Kendrick
Seconded by K. Blackley*

***That Niagara Regional Housing Board of Directors APPROVES:
1) the revised 2014 Audited Financial Statements; and,
2) forwarding Statements to the Annual General Meeting.***

CARRIED

- 4.5. Development Committee IAH-E Recommendations April 2015
– Report 15-141-4.5.

Conflicts of interest were declared by J. Osczytko, K. Goka and K. Blackley as their organizations will be submitting proposals. All three then left the room.

*Moved by S. Volpatti
Seconded by B. Carroll*

- 1. That the Niagara Regional Housing Board of Directors APPROVES:
NRH Request for Proposals, RFP-ND-15-01: Investment in Affordable Housing
for Ontario 2014 Extension (IAH-E) – Evaluation Criteria Template (Appendix 1)***
- 2. That the Niagara Regional Housing Board of Directors RECEIVES the following
attached appendix for INFORMATION: Development Committee IAH-E:
Minutes of April 15, 2015 (Appendix 2)***
- 3. That the Niagara Regional Housing Board of Directors APPROVES posting of
the Evaluation Criteria Template on the NRH website for all proponents to
view.***

CARRIED

- 4.6. 2015 Business Plan Update – Report 15-141-4.6.

W. Sendzik left the meeting at 10:30 A.M.

*Moved by P. Grenier
Seconded by J. Hyatt*

- 1. That Niagara Regional Housing Board of Directors RECEIVES report
15-141-4.6. for information; and,***
- 2. That a Strategy workshop be planned by the Executive Committee to
facilitate the development of revised Strategic and Business Plans.***

CARRIED

T. Rigby and D. Barrick arrived at 10:33 A.M.

4.6.a.

Change in order of agenda:

Moved by L. Allen

Seconded by Osczytko

That item 7.1. be moved up on the agenda.

CARRIED

7.1. Recognition of Former Directors

The Chair thanked T. Rigby and D. Barrick for their service to NRH and presented them with a token of appreciation; both thanked the Chair. T. Rigby stated that he has enjoyed working with the Board and talented staff. D. Barrick iterated like sentiments, adding that he was confident NRH was on the "right track".

The Chair will contact G. Marshall who was unable to attend today.

5. **New Business**

There was no new business.

6. **General Manager's Report**

6.1. Financial Statements

Monthly financial statements as at March 2015 were distributed. Staff indicated that there were no major concerns at this time.

Moved by K. Blackley

Seconded by H. D'Angela

That the Niagara Regional Housing Board of Directors APPROVE the financial statements as at March 2015.

CARRIED

6.2. NRH Job Rates – Deleted

6.3. Homeownership Program (Welcome Home Niagara)

A chart entitled Niagara Homeownership Program 2007-present was distributed. The chart illustrated program data for the past 8-years including funding allocations by year, number of households assisted and a further breakdown by the two delivery agents: NRH and Habitat for Humanity.

NRH offers down payment assistance for homebuyers through a 5% forgivable loan to a maximum of \$12,302. Perspective buyers must have a gross household

income below \$74,900 and assets below \$30,000. Purchase price of the home cannot exceed \$246,049. Homebuyers must obtain a 1st mortgage and the Loan is registered on title as a 2nd mortgage. If the homebuyers remain in the home for 20-years, then the loan is 100% forgiven.

Habitat builds homes and sells them at an assessed fair market value to the family (no discount). To make the homes affordable, Habitat self-funds the mortgage and can spread the mortgage out over whatever period is necessary ie. 30-40 years which is beyond what conventional lending institutions will do. Homebuyers are not necessarily from the NRH waiting list or currently residing in subsidized housing.

For comparison purposes, in IAH Year-2, NRH assisted 13 homebuyers with a total allocation of \$96,369 (average of \$7,413/household). Habitat assisted 3 homebuyers with a total allocation of \$60,000 (average of \$20,000/household).

Moved by S. Volpatti

Seconded by P. Grenier

That staff bring back a complete report on the Homeownership Program.

CARRIED

7. Presentations

7.1. Recognition of Former Directors – considered earlier in the meeting.

7.2. Social and Affordable Housing Primer – 15-141-7.2.

Moved by S. Volpatti

Seconded by H. D'Angela

That the Niagara Regional Housing Board of Directors RECEIVE item 15-141-7.2., Social and Affordable Housing Primer.

CARRIED

8. Committee Reports

8.1. Tenant Advisory Group (TAG)

Minutes of the February 18, 2015 meeting were provided for information.

*Moved by S. Volpatti
Seconded by K. Blackley*

That the Niagara Regional Housing Board of Directors RECEIVE the minutes of the February 18, 2015 TAG 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. AGM & Election of Officers

The Chair announced that the Annual General Meeting and Election of Officers will be held May 29, 2015 in the NRH Board Room, directly after the regular meeting.

10.2. Posting of Agenda Package Online

*Moved by P. Grenier
Seconded by S. Volpatti*

That the Niagara Regional Housing Board of Directors APPROVE the Executive Committee looking into what other ABC's are doing regarding posting of their agenda packages on line; consulting with the Clerks office and Legal if necessary.

CARRIED

11. Next Meeting

Friday, May 29, 2015 at 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold

12. Adjournment

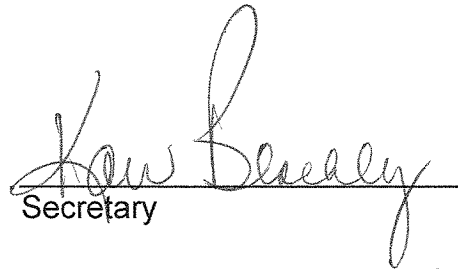
Motion to ADJOURN at 11:30 A.M.

*Moved by H. D'Angela
Seconded by S. Volpatti*

CARRIED

Minutes Approved:


Chair


Secretary