



NIAGARA REGIONAL HOUSING

*Campbell East, 3rd Floor
1815 Sir Isaac Brock Way, P.O. Box 344
Thorold, ON L2V 3Z3
Phone: (905) 682-9201 Fax: (905) 687-4844*

17-163-2.1.
July 28, 2017
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Directors:

Henry D'Angela, Chair
Councillor, Thorold

Patrick O'Neill, Vice-Chair
Stakeholder, Niagara-on-the-Lake

Karen Blackley, Secretary
Stakeholder, Thorold

James Hyatt, Treasurer
Stakeholder, St. Catharines

Ken Goka
Stakeholder, Welland

Paul Grenier,
Councillor, Welland

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

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#162 – 2017

NRH Board Room
Campbell East, 3rd Floor
1815 Sir Isaac Brock Way
Thorold, ON

May 26, 2017 - 9:30 A.M. -12:00 P.M.

Attendees

Directors/Members: H. D'Angela, P. O'Neill, K. Blackley,
J. Hyatt, P. Grenier, K. Goka, J.
Osczytko, W. Sendzik

Regrets: K. Kendrick, S. Volpatti, A. Petrowski

NRH Staff: D. Troke, D. Woiceshyn, W. Thompson,
V. Amato

Regional Staff: A. Jugley, Commissioner, Community
Services
V. Duru, Program Financial Analyst

Guests: T. Ward, Associate Professor, Dept. of
Economics, Brock University

A quorum being present, the meeting was called to order at 9:50 A.M.

1. Adoption of Agenda/Declaration of Conflict

Moved by P. Grenier

Seconded by K. Goka

That the agenda be ADOPTED.

CARRIED

There were no conflicts of interest declared.

2. Approval of Minutes

2.1. Minutes of the April 28, 2017 Meeting

Moved by J. Hyatt

Seconded by K. Goka

That the minutes of the April 28, 2017 meeting be ADOPTED.

CARRIED

2.2. Business Arising

2.2.1. Carlton Street Update – Memo 17-162-2.2.1.

Moved by W. Sendzik

Seconded by K. Blackley

That the NRH Board of Directors RECEIVE 17-162-2.2.1., Carlton Street Update for information.

CARRIED

Staff advised that site work is scheduled to start on June 6th or 7th. Contractor will commence door to door pre-construction check of neighbouring properties for existing cracks.

“Save the Date” will be emailed to Directors once date of Ground Breaking has been finalized with Ministry.

2.2.2. Signing Authority Limits – Memo 17-162-2.2.2.

Moved by P. O’Neill

Seconded by J. Hyatt

That the NRH Board of Directors RECEIVE 17-162-2.2.2., Signing Authority Limits for information.

CARRIED

3. Presentation – not scheduled

4. Staff Reports

4.1. NRH 1st Quarter Report January 1 - March 31, 2017 – Report 17-162-4.1.

*Moved by P. Grenier
Seconded by K. Goka*

That Niagara Regional Housing Quarterly Report January 1 to March 31, 2017 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.

CARRIED

4.2. Tenant Chargebacks for Property Damage – Report 17-162-4.2.

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

That the Niagara Regional Housing (NRH) Board of Directors APPROVES the following Tenant Chargeback Policy:

- a. When damage to a unit is the result of willful or negligent action on the part of tenants, members of the household or guests, the tenant shall be responsible for paying the costs of damages up to a maximum of \$25,000, (covering the NRH insurance deductible amount) processed per claim:**
- b. NRH will assist the tenant by setting a repayment agreement in place to offset the financial burden to the tenant. The agreement will be cancelled if the tenant defaults on the repayment plan.**

CARRIED

Staff was directed to explore opportunities and challenges of tenant insurance for owned units, i.e. including in rent charge.

Action by: D. White

4.3. IAH: Niagara Renovates Update & Asset Limits – Report 17-162-4.3.

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

- 1) That the Niagara Regional Housing Board of Directors RECEIVES this report for information.**
- 2) That the Niagara Regional Housing Board of Directors APPROVES an addition to the eligibility criteria for Niagara Renovates to include that the homeowner:

Does not have the financial capacity to make the repair(s)**

- ***Applicants financial ability will be assessed based on income, savings and other liquid investments.***

CARRIED

5. New Business – no new business

6. Chief Executive Officer's Report

6.1. Financial Statements as at March 31, 2017 – item 17-162-6.1.

Moved by J. Hyatt

Seconded by J. Osczytko

That the NRH Board of Directors APPROVE the Financial Statements as at March 31, 2017.

CARRIED

Directors were advised that most variances are due to timing of invoices received.

Staff was directed to determine if there would be savings in purchasing water heaters as opposed to renting heaters.

Action by: D. White

6.2. Green Initiative Fund (GIF), Social Housing Electricity Efficiency Program, (SHEEP) Program Closeout Summary – Memo 17-162-6.2.

Moved by K. Blackley

Seconded by K. Goka

That the NRH Board of Directors RECEIVE memo 17-162-6.2. GIF & SHEEP program Closeout Summary for information.

CARRIED

7. Committee/Advisory Group Meeting Minutes – no committee minutes

8. For Information

Correspondence/Media – no correspondence

9. Other Business – no other business

10. Closed Session – 10:15 A.M.

With the exception of D. Troke, D. Woiceshyn and V. Amato all other staff and guests left the meeting.

Moved by W. Sendzik

Seconded by J. Hyatt

That the NRH Board of Directors MOVE into closed session to receive information of a confidential nature regarding personal matters about an identifiable individual including municipal or local board employees – Village Glen

CARRIED

10.a. – 10:45 A.M.

Moved by P. Grenier

Seconded by J. Hyatt

That the NRH Board of Directors RISE with report.

CARRIED

10.b.

Moved by P. Grenier

Seconded by J. Hyatt

That staff be DIRECTED to execute directions provided in closed session.

CARRIED

11. Next Meeting

Friday, June 16, 2017 at 9:00 A.M.

NRH Board Room

Campbell East, 3rd floor

1815 Sir Isaac Brock Way

Thorold, ON

12. Adjournment

Motion to ADJOURN at 10:45 A.M.

Moved by J. Osczytko

Seconded by W. Sendzik

Minutes Approved:

Chair

Secretary