



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*

18-173-2.1.
June 15, 2018
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Directors:

Henry D'Angela, Chair
Councillor, Thorold

James Hyatt, Vice-Chair
Community, St. Catharines

Karen Blackley, Treasurer
Community, Thorold

Betty Ann Baker, Secretary
Community, Welland

Paul Grenier,
Councillor, Welland

Tim Rigby
Councillor, St. Catharines

Walter Sendzik
Councillor, St. Catharines

Selina Volpatti
Councillor, Niagara Falls

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#172 – 2018

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

May 25, 2018 - 9:15 A.M. -12:00 P.M.

Attendees

Directors/Members: H. D'Angela, J. Hyatt, B. Baker,
Tim Rigby, S. Volpatti,
P. Grenier, K. Blackley, W. Sendzik

NRH Staff: D. Woiceshyn, C. Banach, W. Thompson,
S. Upton, V. Amato

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

A quorum being present, the meeting was called to order at 9:15 A.M.

1. Adoption of Agenda/Declaration of Conflict

Add Minutes of May 7, 2018 Executive Committee Meeting as 7.2.

*Moved by S. Volpatti
Seconded by T. Rigby*

That the agenda be ADOPTED as amended.

CARRIED

No conflicts were declared.

2. Approval of Minutes

2.1. Minutes of the April 20, 2018 Meeting

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

That the minutes of the April 20, 2018 meeting be ADOPTED.

CARRIED

2.2. Business Arising

- 2.2.1. Carlton Street Development Update #11- May 11, 2018 – 18-172-2.2.1.
- 2.2.2. Budget Snapshot of Carlton St. New Development as of May 9, 2018 – 18-172-2.2.2.

*Moved by W. Sendzik
Seconded by S. Volpatti*

That the NRH Board of Directors RECEIVE 18-172-2.2.1., Carlton Street Development Update #11 and 18-172-2.2.2. Budget Snapshot of Carlton St. New Development as of May 9, 2018, for information.

CARRIED

3. Presentation – not scheduled

4. Reports

4.1. Environmental Scan of Initiatives Affecting Housing – Report 18-172-4.1.

*Moved by K. Blackley
Seconded by B. Baker*

That the Niagara Regional Housing (NRH) Board of Directors RECEIVES report 18-172-4.1., Environmental Scan of Initiatives Affecting Housing, for information purposes.

CARRIED

4.2. Strategic Plan Roadmap – Report 18-172-4.2.

Moved by K. Blackley

Seconded by B. Baker

- 1) ***That the Niagara Regional Housing Board of Directors RECEIVES the minutes of the Board Strategic Planning Session held in June 2016 (Appendix A) and the Staff Strategic Planning Session held in September 2016 (Appendix B)***
- 2) ***That the Niagara Regional Board of Directors RECEIVES the Niagara Regional Housing Strategic Plan Roadmap (Appendix C)***
- 3) ***That the Niagara Regional Housing Board of Directors DIRECTS staff to prepare a Draft Strategic and Business plan, in accordance with the approved Strategic and Business Plan Development Policy***
- 4) ***That a facilitated Strategic Planning Session for the Board be held by the end of August 2018.***

CARRIED

Action by: Chair/CEO

Staff was directed to EXTEND the 2016 Strategic Plan until the new plan is in place.

A Home for All, May 2018 was distributed.

4.3. Market Rents – Report 18-172-4.3.

Moved by P. Genier

Seconded by B. Baker

That the Niagara Regional Housing Board of Directors APPROVES the proposed 2018 Market Rents for the public housing units, effective December 1, 2018 as highlighted in Appendix “A”

CARRIED

4.4. Collections – Report 18-172-4.4.

*Moved by J. Hyatt
Seconded by S. Volpatti*

That the Niagara Regional Housing Board of Directors RECEIVES 18-172-4.4., Collections Report, for information.

CARRIED

Staff was requested to provide regular updates on how the new vender is working out
– P. Grenier

Action by: Manager Housing Operations

4.5. Public Housing Eviction Prevention Policies – Report 18-172-4.5.

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

That the Board of Directors RECEIVES report 18-172-4.5., Public Housing Eviction Prevention Policies, for information purposes.

CARRIED

4.6. Quarterly Report to Council January-March 2018 – Report 18-172-4.6.

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

***That Niagara Regional Housing Quarterly Report January 1 to March 31, 2018 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information, and;
That, the wait time chart be added to this report.***

CARRIED

Staff advised that approximately 500 households on the waiting list are in receipt of Housing Allowance funding.

Staff Directions:

Add Wait time page to Quarterly Report before it goes to Council – S. Volpatti
Do press release after each Quarterly report noting a few successes and challenges
– W. Sendzik

Action by: W. Thompson

4.7. Welcome Home Niagara Homeownership Program Update – Report 18-172-4.7.

*Moved by T. Rigby
Seconded by S. Volpatti*

That the Niagara Regional Housing Board of Directors APPROVES recommended changes to the mortgage postponement process to include:

- 1. The agreement to postpone to a new mortgage, provided the amount is equal to or less than the original loan amount at time of purchase unless funds are being used to make improvements to the house.***
- 2. Homeowners wishing a postponement of their mortgage to an increased loan amount must provide a current appraisal of the home in order to determine fair market value. Valuations provided through lender refinancing may be acceptable by NRH if it is satisfied that it provides a reasonably accurate assessment of the fair market value of the home. In the event of an uncertainty in value, NRH may obtain its own appraisal, the cost of which would be borne by NRH.***

CARRIED

5. New Business

There was no new business

6. Chief Executive Officers Report

6.1. Financial Statements as at March 31, 2018

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

That the NRH Board of Directors APPROVE the Financial Statements as at March 31, 2018.

CARRIED

7. Committee/Advisory Group Meeting Minutes

- 7.1. Tenant Advisory Group (TAG) February 18, 2018 Minutes – 18-172-7.1.
- 7.2. Executive Committee Minutes of May 7, 2018 – 18-172-7.2.

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

That the NRH Board of Directors RECEIVE the minutes of the February 18, 2018, Tenant Advisory Group meeting and the May 7, 2018 Minutes of the Executive Committee meeting, for information.

CARRIED

8. For Information

- 8.1. Memo dated April 30, 2018, to NRH Interim CEO and Chair from Commissioner Community Services re: Engagement of NRH Board - 18-172-8.1.

*Moved by B. Baker
Seconded by T. Rigby*

That the NRH Board of Directors RECEIVE item 18-172-8.1., a Memo dated April 30, 2018, to NRH Interim CEO and Chair from Commissioner Community Services re: Engagement of NRH Board, for information.

CARRIED

A lengthily discussion ensued regarding the Ernst and Young (E&Y) Report:

- A. Jugley & Mayor Easton met with Dr. Conteh who had issues with E&Y data, he recommends substantiation or verification of the methodology and processes surrounding E & Y's data gathering, analysis and interpretation.
- There was no Consultation with NRH Board or Housing Providers
- Housing crisis is across the Province
- NRH is seen as one of best models in Province; why change
- A. Jugley writing analysis of model, open to input, it was suggested that she contact K. Goka, P. O'Neill and J. Osczypko for comment
- The Board to have a discussion session regarding the E&Y report and bring back any questions that would pertain to Community Services

9. Other Business

There was no other business.

10. Closed Session – 11:00 A.M.

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

That Carlton St. litigation be added to the Closed Session Agenda.

CARRIED

With the exception of the Interim CEO and EA all others left the meeting.

10.a

Moved by K. Blackley

Seconded by W. Sendzik

That the NRH Board of Directors MOVE INTO closed session to receive information of a confidential nature regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Stamford Kiwanis Update, Carlton St. Litigation Update and regarding personal matters about identifiable individuals including municipal or local board employees – Nominations Committee Recommendation, Staffing & CEO Recruitment.

CARRIED

- 10.1. Stamford Kiwanis Update
- 10.2. Nominations Committee Recommendation – IC 18-172-10.2.
- 10.3. Staffing Update
- 10.4. CEO Recruitment Update
- 10.5. Carlton St. Litigation Update

10.b.

11:14 A.M.

Moved by T. Rigby

Seconded by P. Grenier

That the NRH Board of Directors RISE with report.

CARRIED

10.c.

Moved by T. Rigby

Seconded by P. Grenier

***That the Chair and Interim CEO EXECUTE Directions provided in Closed Session; and,
That report IC 18-172-10.2., Nominations Committee Recommendation, be RECEIVED and the recommendations contained therein be APPROVED.***

CARRIED

11. Next Meeting

Friday, June 15, 2018 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 11:15 A.M.

Moved by
Seconded by

Minutes Approved:

Chair

Secretary