



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*

18-176-2.1.
Nov. 16, 2018
Page 1 of 8

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

Betty-Lou Souter
Community,
St. Catharines & Thorold

Selina Volpatti
Councillor, Niagara Falls

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#175 – 2018

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

September 21, 2018 - 9:00 A.M. -12:00 P.M.

Attendees

Directors/Members: H. D'Angela, J. Hyatt, B. Baker,
Tim Rigby, S. Volpatti, B. Souter

Regrets: W. Sendzik, K. Blackley
Absent: P. Grenier

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 9:22 A.M.

1. Adoption of Agenda/Declaration of Conflict

Moved by J. Hyatt

Seconded by B. Baker

That the agenda be ADOPTED.

CARRIED

B. Baker declared a conflict with item 2.2.3. Emergency Capital Repair Loan, as South Niagara Gateway Family Homes is one of their clients.

2. Approval of Minutes

2.1. Minutes of the July 20 and September 17, 2018 Meetings

Moved by S. Volpatti

Seconded by T. Rigby

That the minutes of the July 20 and September 17, 2018 meetings be ADOPTED.

CARRIED

2.2. Business Arising

2.2.1. Carlton Street Development Update #15 - Aug. 27, 2018 – 18-175-2.2.1.

2.2.2. Budget Snapshot of Carlton St. New Development as of Sept. 21, 2018
– 18-175-2.2.2.

Moved by S. Volpatti

Seconded by T. Rigby

That the NRH Board of Directors RECEIVE 18-175-2.2.1., Carlton Street Development Update #15 and 18-175-2.2.2. Budget Snapshot of Carlton St. New Development as of Sept. 21, 2018, for information.

CARRIED

2.2.3. Emergency Capital Repair Funding Request

B. Baker having declared a conflict left the meeting.

Moved by S. Volpatti

Seconded by B. Souter

1. That the Niagara Regional Housing (NRH) Board of Directors APPROVES a one-time capital repair loan of up to \$1 million to South Niagara Gateway Family Homes Corporation to allow the completion of emergency masonry repairs.

It is further recommended that the following terms and conditions must be met prior to any advance of subsidy to South Niagara Gateway:

- South Niagara Gateway is required to update their 10-year capital plan outlining planned repairs for NRH review***
 - If additional funding becomes available through time limited programs offered through other levels of government and/or other revenue becomes available, South Niagara Gateway Homes will repay the outstanding loan within the rules/guidelines of those programs***
 - Loan repayment date will start upon the retirement of the existing mortgage; interest rate and repayment terms to be finalized as a component of the loan agreement***
 - Interest will not accrue in the interim between approval of the loan agreement and start date of the repayment of the loan***
 - The final loan agreement will be registered on title as a collateral mortgage***
- 2. That the NRH Board of Directors DIRECTS staff to develop a Loan Agreement for the repayment of the advance on operating subsidy by South Niagara Gateway Family Homes Corp. upon the retirement of their mortgage.***
- 3. That the NRH Board of Directors DIRECTS staff to develop a formal Capital Repair Loan program to be rolled out to all providers.***

CARRIED

Staff was directed to request all Housing Providers to check their buildings of similar age for structural brick ties and report back in January.

Action by: Manager Housing Programs

B. Baker returned to the meeting.

2.2.4. Considerations for Implementation of Hybrid Model

Moved by J. Hyatt

Seconded by T. Rigby

That the NRH Board of Directors authorize the Vice-Chair to make a presentation to Council regarding Considerations for Implementation of Hybrid Model, and;

That the NRH CEO collaborate with the Commissioner of Community Services to develop a joint report to Council for their October 4th meeting.

CARRIED

J. Hyatt to contact W. Sendzik and P. Grenier for comments, Directors are to provide feedback to J. Hyatt by Tuesday morning.

Action by: J. Hyatt

3. Presentation – Proposed NRH 2019 Operating Budget 18-175-3.

Moved by T. Rigby

Seconded by B. Souter

That the NRH Board of Directors RECEIVE the presentation on the NRH Proposed 2019 Operation Budget, for information.

CARRIED

Staff advised that some funding may be lost due to shift in Provincial government direction.

It was explained that Housing Allowance units are not considered in the Provincial Service Level Standards (the minimum required number of rent-geared-to-income (RGI) units and modified units in a Service Manager area). 38% of RGI units should be high need, in Niagara, 70% of units are occupied by high need tenants, thus, Niagara is spending more per unit, than standards indicate.

Information Requests:

- How much of the \$13.8M in government funding was from the Provincial and how much was from the Federal government? Staff to email to S. Volpatti.

Action by: V. Duru

- Provide report on Eligibility Review Officer (ERO) investigations for 1st Quarter 2019 – H. D'Angela

Action by: Mgr Housing Programs

4. Reports

4.1. Proposed NRH 2019 Operating Budget – Report 18-175-4.1.

Moved by T. Rigby

Seconded by B. Baker

That Niagara Regional Housing Board of Directors APPROVE the Proposed 2019 Operating Budget, with a net levy impact of \$27,788,900 before indirect allocations and that this report BE REFERRED to the Budget Review Committee of the Whole for consideration, as part of the 2019 budget deliberations.

CARRIED

4.2. Quarterly Report April 1 to June 30, 2018 – Report 18-175-4.2.

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

That Niagara Regional Housing Quarterly Report April 1 to June 30, 2018 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.

CARRIED

Staff was directed to forward Quarterly Reports to all media outlets.

Action by: W. Thompson

4.3. Powers Delegated to CEO if Required – Report 18-175-4.3.

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

That the NRH Board of Directors request Council to APPROVE suspension of the requirement to have three councillors present in order to meet quorum, during the interim period from the date Council is organized, to the date new members of Council are appointed to the Board.

CARRIED

4.4. Interim Appointments Appeal Committee – Report 18-175-4.4.

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

That the NRH Board of Directors APPROVES the extension of current housing provider representatives on the NRH Appeals Committee.

CARRIED

4.5. Designated Substance Survey – Report 18-175-4.5.

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

That NRH Board of Directors APPROVE the commission of Designated Substance Survey tender for all housing providers within the non-profit housing portfolio.

CARRIED

4.6. Local Rule – Transfer Policy – Report 18-175-4.6.

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

That the Niagara Regional Housing Board of Directors **APPROVES:**

***The REVISION of the Local Rule on Internal Transfers to include only the mandated Special Provincial Priority (SPP) category and households that are Overhoused, thus eliminating the current Urgent category
CARRIED***

Transfer requests approved with Urgent status up to this point will be GRANDFATHERED. No new transfer requests will be approved under Urgent category.

CARRIED

5. New Business

There was no new business

6. Chief Executive Officer's Report

6.1. Financial Statements as at June 30, 2018 – 18-175-6.1.

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

That the NRH Board of Directors APPROVE the Financial Statements as at June 30, 2018.

CARRIED

6.2. Lease Amendment re: Cannabis - Update

The Manager of Housing Operations reported that NRH is working with Public Health and a lawyer is reviewing the lease which will be shared with Housing Providers once finalized.

*Moved by J. Hyatt
Seconded by B. Baker*

That the NRH Board of Directors RECEIVE the verbal update regarding Lease Amendment re: Cannabis, for information.

CARRIED

6.3. Collections Update

Staff advised that the new collections company, EOS Canada, is taking longer than expected to set up a file share program.

*Moved by T. Rigby
Seconded by J. Hyatt*

That the NRH Board of Directors RECEIVE the verbal update regarding Collections, for information.

CARRIED

7. Committee/Advisory Group Meeting Minutes

No meetings.

8. For Information

8.1. The Housing Herald Fall 2018/Winter 2019 newsletter

- Family edition
- Adult/Senior edition

*Moved by B. Baker
Seconded by J. Hyatt*

That the NRH Board of Directors RECEIVE the Fall 2018/Winter 2019 editions of the Housing Herald newsletter.

CARRIED

9. Other Business

There was no other business.

10. Closed Session – 11:43 A.M.

With the exception the CEO, Manager Housing Operations and the Executive Assistant all staff left the meeting.

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

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 and Carlton St. updates.

CARRIED

- 10.1. Stamford Kiwanis Update
- 10.2. Carlton Street Legal Update

10.a. 11:47 A.M.

Moved by T. Rigby

Seconded by J. Hyatt

That the NRH Board of Directors RISE without report.

CARRIED

10. Next Meeting

Friday, October 19, 2018 at 9:00 A.M.
NRH Board Room
Campbell East, 3rd floor
1815 Sir Isaac Brock Way
Thorold, ON

11. **Adjournment**

Motion to ADJOURN at 11:47 A.M.

Moved by T. Rigby

Seconded by B. Baker

Minutes Approved:

Chair

Secretary