



## **NIAGARA REGIONAL HOUSING**

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

19-179-2.1.  
March 15, 2019  
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### **Directors:**

Walter Sendzik, Chair  
Councillor, St. Catharines

James Hyatt, Vice-Chair  
Community, St. Catharines

Karen Blackley, Secretary  
Community, Thorold

Gary Zalepa, Treasurer  
Councillor, NOTL

Betty Ann Baker,  
Community, Welland

Barbara Butters,  
Councillor, Port Colborne

Tom Insinna  
Councillor, Fort Erie

Betty-Lou Souter  
Community,  
St. Catharines & Thorold

Leanna Villella  
Councillor, Welland

## **Minutes**

### **NIAGARA REGIONAL HOUSING Board of Directors Meeting**

**#178 – 2019**

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

February 15, 2019 - 9:30 A.M. -12:00 P.M.

## **Attendees**

Directors/Members: J. Hyatt, K. Blackley,  
G. Zalepa, B. Baker, B. Butters  
B. Souter, T. Insinna, L. Villella,

Regrets: W. Sendzik

Absent:

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

Regional Staff: A. Jugley, Commissioner, Community  
Services  
D. Ane, Mgr. Program Financial Support  
S. Muhic, Corporate Reporting Supervisor

Guests: V. Duru, Victoria Duru Consulting

A quorum being present, the meeting was called to order at 9:00 A.M.

## 1. Adoption of Agenda/Declaration of Conflict

J. Hyatt requested that *Affordable Housing Initiative* be added to the agenda under Other Business

*Moved by G. Zalepa*

*Seconded by B. Souter*

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

CARRIED

## 2. Approval of Minutes

### 2.1. Minutes of the January 11, 2019 Meeting

*Moved by K. Blackley*

*Seconded by T. Insinna*

***That the minutes of the January 11, 2019 meeting be ADOPTED.***

CARRIED

### 2.2. Business Arising

2.2.1. Carlton Street Development Update #22 – February 1, 2019 – 19-178-2.2.1.

2.2.2. Budget Snapshot of Carlton St. New Development as of February 4, 2019 – 19-178-2.2.2.

2.2.3. Roach Ave., Welland Intensification Update #5 – as of February 4, 2019 – 19-178-2.2.3.

2.2.4. Budget Snapshot of Roach Ave., Welland Project as of February 4, 2019 - 19-178-2.2.4.

*Moved by T. Insinna*

*Seconded by G. Zalepa*

***That the NRH Board of Directors RECEIVE 19-178-2.2.1., Carlton Street Development Update #22, 19-178-2.2.2. Budget Snapshot of Carlton St. New Development, 19-178-2.2.3. Roach Ave., Welland Intensification Update #5 and 19-178-2.2.4. Budget Snapshot of Roach Ave., Welland Project, for information.***

CARRIED

2.2.5. By-Law #1 – 19-178-2.2.5.

Concern was expressed at the possible loss of all experienced directors in an election year.

*Moved by L. Villella  
Seconded by T. Insinna*

***That the NRH Board of Directors ADOPT the revised By-Law #1 as presented in 19-178-2.2.5. with an amendment to the term Community Directors serve in election years, to two years; and,  
That the revised By-Law #1 be brought back to the next meeting.***

CARRIED

3. Presentation – see item 11.

4. Staff Reports

4.1. 2018 Year-End Transfer Report – 19-178-4.1.

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

***That the Niagara Regional Housing (NRH) Board of Directors APPROVE the following recommendations:***

1. ***That the following 2018 year-end surplus transfers totaling \$2,689,169 BE APPROVED***
  - a) ***\$2,565,605 transfer to the NRH Reserve to fund future housing provider capital costs***
  - b) ***\$117,675 transfer to the NRH Owned Units reserve to fund annual capital requirements***
  - c) ***\$5,889 transfer to the NRH Rent Supplement Reserve to fund continuing in-situ rent supplements***
2. ***That this report be REFERRED to the March 20, 2019 Corporate Services Committee (CSC) meeting.***

CARRIED

Staff was directed to provide Councillor Directors with additional information regarding crisis on the Housing Provider side and what is necessary to preserve half of the existing affordable social housing units in Niagara; give specific examples.

Action by: D. Woiceshyn

4.2. Banking Resolution –19-178-4.2.

*Moved by G. Zalepa  
Seconded by T. Insinna*

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

- ***Signing authority for the corporation as defined in this report; and,***
- ***The Resolution Regarding Banking with the Royal Bank. (Appendix A)***

CARRIED

4.3. NRH 4<sup>th</sup> Quarter 2018 Report to Board and Council – 19-178-4.3.

*Moved by T. Insinna*

*Seconded by L. Lillella*

***That Niagara Regional Housing Quarterly Report October 1 to December 31, 2018 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.***

CARRIED

5. New Business

There was no new business

6. Chief Executive Officers Report

6.1. Financial Operating Statements as at December 31, 2018 – 19-178-6.1.

*Moved by B. Butters*

*Seconded by K. Blackley*

***That the NRH Board of Directors RECEIVE the Financial Operating Statements as at December 31, 2018.***

CARRIED

6.2. Request to Determine NRH Board Representation on Hybrid Model Implementation Plan Joint Taskforce – 19-178-6.2.

*Moved by G. Zalepa*

*Seconded by B. Butters*

***That the Board of Directors DESIGNATE B. Souter and J. Hyatt as the NRH Board representatives to participate in the Hybrid Model Implementation Plan Joint Taskforce should they be required.***

CARRIED

The new Directors wanted to know why the ASD was necessary; what needs to be fixed that cannot be accomplished from within the existing structure?

The following links to background information were provided:

<https://www.niagararegion.ca/council/Council%20Documents/2018/COTW-agenda-july-19-2018.pdf>

- Commissioner Community Services presentation starts on page 3
- NRH presentation starts on page 27 (A Response to Niagara Region Regarding the Ernst & Young ASD Report)
- NRH Board/Wayne Hussey response starts on page 34
- Commissioner Community Services Staff Report on the Proposed Hybrid Model within the Alternative Service Delivery Review of Social Housing starts on page 45

<https://www.niagararegion.ca/council/Council%20Documents/2018/council-agenda-oct-04-2018.pdf>

- NRH presentation starts on page 8 (Considerations for Implementation of Hybrid Model)
- NRH CEO/Commissioner Community Services Follow-up Joint Staff Report on the Proposed Hybrid Model within the Alternative Service Delivery Review of Social Housing starts on page 210

6.2.a. Excerpts from Report on ASD Review of Social Housing-Phase II  
– 19-178-6.2.a. – provided for background information.

D. Ane left at 9:55 A.M.

7. Committee Meeting Minutes

No minutes.

8. For Information

8.1. Consent Agenda Memo – 19-178-8.1.

*Moved by G. Zalepa  
Seconded by B. Baker*

***The NRH Board of Directors RECEIVE item 19-178-8.1., Consent Agenda Memo for information.***

***CARRIED***

9. Other Business

9.1. Affordable Housing Initiative – 19-178-9

J. Hyatt distributed and reviewed a document regarding the goal of the Development Committee and steps to developing more affordable housing in Niagara, along with a sample of the letters sent to Niagara Mayors requesting surplus land.

**10. Closed Session – 10:06 A.M.**

With the exception of D. Woiceshyn, C. Banach, and V. Amato, all staff left the meeting.

*Moved by G. Zalepa  
Seconded by K. Blackley*

***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, and personal matters about an identifiable individual including municipal or local board employees – Staffing update.***

CARRIED

- 10.1. Stamford Kiwanis Update
- 10.2. Carlton Street Legal Update
  - 10.2.1. Statement
  - 10.2.2. Fees

C. Banach left the meeting.

- 10.3. Staffing Update
  - 10.3.1. Mercer Report

10.a. 10:15 A.M.

*Moved by B. Butters  
Seconded by B. Souter*

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

CARRIED

10.b.

*Moved by G. Zalepa  
Seconded by B. Butters*

- 1. That the NRH Board of Directors RECEIVE the verbal reports regarding Stamford Kiwanis and Staffing Issues, for information.***
- 2. That confidential reports IC 19-178-10.2.1. & IC 19-178-10.2.2. regarding Carlton St. Statement and Legal fees be RECEIVED for information.***

CARRIED

11. Board Strategic Planning Presentation – 19-178-11.

*Moved by T. Insinna  
Seconded by B. Butters*

***That Niagara Regional Housing Board of Directors RECEIVE:  
19-178-11 Strategic Planning Presentation; and,  
19-178-11.a. Strategic Plan Roadmap (May 25, 2018); and,  
19-178-11.b. NRH Strategic Plan: Present – 202X (Sept 17, 2018) for  
information.***

*CARRIED*

Victoria Duru presented a slideshow on Board planning sessions to date. Housing Programs was excluded from her presentation due to ASD.

A Board survey will be sent out prior to the March 22<sup>nd</sup> Workshop. Directors were asked to familiarize themselves the Strategic Planning background information.

## 12. Next Meetings

Friday, March 15, 2019 at 9:00 A.M.  
NRH Board Room  
Campbell East, 3rd floor  
1815 Sir Isaac Brock Way  
Thorold, ON

Friday, March 22, 2019 at 7:30 A.M.  
Henley Room  
Four Points Sheraton  
3530 Schmon Parkway  
Thorold, ON

## 13. Adjournment

***Motion to ADJOURN at 10:59 A.M.***

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

Minutes Approved:

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Chair

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Secretary