



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

19-184-2.1.
Oct. 18, 2019
Page 1 of 6

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

#183 – 2019

CE 102
Campbell East, 1st Floor
1815 Sir Isaac Brock Way
Thorold, ON

Friday, July 19, 2019 – 9:00 A.M. – 12:00 P.M.

Attendees

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

B. Souter – by teleconference

Regrets: B. Butters

Absent:

NRH Staff: D. Woiceshyn, F. Elbe, W. Thompson,
J. Shickluna, V. Amato

Regional Staff: A. Jugley, Commissioner Community Services
S. Muhic, Program Financial Specialist
J. Bax, Business Improvement Prgm Mgr
T. Valli, Sr. Treasury Analyst for 2.1.1. & 2.1.2.
D. Ane, Mgr. Program Financial Support

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

1. Adoption of Agenda/Declaration of Conflict

Moved by K. Blackley
Seconded by G. Zalepa

That the agenda be ADOPTED.

CARRIED

No Conflicts of Interest were declared.

2. Consent Items

Moved by J. Hyatt

Seconded by T. Insinna

That the following items:

2.1. Minutes of the June 19, 2019 Meeting be APPROVED.

Business Arising

2.1.1. Investment Policy Updated per Board direction at last meeting report 19-183-2.1.1. be RECEIVED for information.

2.1.2. Investment Renewal Summary memo 19-183-2.1.2. be RECEIVED for information.

2.3. Development Updates

2.3.1. Carlton Street Development Update #28 – July 4, 2019 – 19-183-2.3.1. be RECEIVED for information.

2.3.2. Budget Snapshot of Carlton St. New Development as of July 8, 2019 – 19-183-2.3.2. be RECEIVED for information.

2.3.3. Roach Ave., Welland Intensification Update #11 – as of July 4, 2019 – 19-183-2.3.3. be RECEIVED for information.

2.3.4. Budget Snapshot of Roach Ave., Welland Project as of July 8, 2019 - 19-183-2.3.4. be RECEIVED for information.

2.3.5. Hawkins St./Dell Ave. Niagara Falls Development Report #1 – as of July 8, 2019 - 19-183-2.3.5. be RECEIVED for information.

2.4. Operating Statements as at May 31, 2019 – 19-183-2.4. be RECEIVED for information.

CARRIED

T. Valli left the meeting

3. Discussion Items

3.a. Approval for Use of 2018 Year-End Surplus – 19-183-3.a

Moved by G. Zalepa

Seconded by T. Insinna

1. ***That the Niagara Regional Housing Board of Directors APPROVES a budget adjustment in the amount of \$1,200,000 as follows:***
 - (i) ***\$900,000 to be transferred to the Niagara Regional Housing Owned-units Reserve to be used for the proposed 2020 Niagara Falls Multi-Residential Intensification Capital Project;***
 - (ii) ***\$300,000 to be transferred to the Homelessness Services 2019 operating budget to allow for an increased number of supportive housing units and associated supports and housing allowances.***
2. ***That the Niagara Regional Housing Board AUTHORIZES staff to forward this report to Public Health & Social Service Committee and Council for approval at the August 6, 2019 & August 15, 2019 meetings respectively.***

CARRIED

- 3.1. Proposed Niagara Regional Housing 2020 Capital Budget Submission & Presentation - 19-183-3.1.

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

- 1) ***That the Niagara Regional Housing (NRH) Board of Directors APPROVES the proposed NRH 2020 Capital Budget Submission as presented in Appendix A***
- 2) ***That the NRH Board of Directors RECEIVES the Proposed 10-Year Capital Plan as presented in Appendix B***

CARRIED

Director questions:

Is there a contingency plan if Social housing no longer receives funding through Development charges? Answered by Dan Ane and Adrienne Jugley – The legislative development charge review is in the initial phases. A report went to the Planning committee to discuss their comments on the proposed changes. There is currently no decisions confirmed in relation to changes to Development Charges. There will be no impacts to 2020. It is currently being assessed corporately to determine the impacts and the funding sources that could be used in its place.

Staff was directed to provide the following information to Directors prior to Capital Budget presentation to Council:

- Show operating savings ie: decrease in energy use resulting from Capital invested in energy efficiency. Projects where NRH will see return on investment.
- Which projects received Federal/Provincial funding or which ones are eligible for to apply for additional funding?

- Identify which projects are required; ie: building will collapse if work is not completed

Action by: C. Banach & S. Muhic

J. Hyatt, Development Committee Chair advised that municipalities the committee has met with thus far, are not offering free land for development.

B. Baker advised that Housing Providers, which represent half of the affordable housing in the Region, are in dire need of funding for Capital repairs. The Manager of Housing Programs will bring a report to the September Board meeting regarding this issue.

3.2. Alternate Service Delivery Presentation & Draft Service Integration Implementation Plan Report - 19-183-3.2.

Moved by G. Zalepa

Seconded by B. Souter

That the NRH Board of Directors RECEIVE the Alternate Service Delivery Presentation and Social Housing Alternative Service Delivery Implementation Plan for information.

CARRIED

Concern was expressed regarding a mechanism for addressing Housing Provider issues in the new configuration. A. Jugley suggested a Provider Advisory Committee would be added to the Housing and Homeless Action Plan working groups with its recommendations incorporated into future recommendation and updates for Regional Council. **Staff was directed to add this to the slideshow for the presentation to Council.**

Action by: B. Baker/A. Jugley

3.3. Recommendations from NRH Senior Management Team Regarding Alternative Service Delivery & Video – 19-183-3.3.; <https://youtu.be/NSRI04EZi4c>

Moved by G. Zalepa

Seconded by B. Souter

1. That Niagara Regional Housing Board of Directors ENDORSES a “fully integrated model” as a preferred model for Niagara’s delivery of social housing, over the previously considered “hybrid model” with a target implementation date of January 1, 2020.

2. That Niagara Regional Housing staff, upon approval of this model by Council, are DIRECTED to INITIATE implementation plans including a human resource transition plan and draft revisions to legal agreements through a team approach lead by Niagara Regional Housing’s CEO and Niagara Region’s

Commissioner of Community Services who will seek input from and provide direction to Niagara Region's human resources staff and Legal Counsel as well as such other staff as required for the preparation of the required plans, revisions and agreements.

- 3. That the Human Resources transition plan and form of revised legal documentation be RETURNED to the Board of Directors and Council for final approval prior to implementation.**

CARRIED

Councillors on the Board agreed that this joint report on the ASD should not go to PHSS Committee, but directly to Council on August 15th, for information, giving Council time for consideration and formulation of any questions prior to making a final decision at their September meeting.

10:28 A.M. B. Souter, D. Ane, J. Bax left the meeting

- 3.4. Updated Strategic & Business Plan for Owned Units – 19-183-3.4.

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

**That the 2019-2023 Owned Units Division Strategic Plan BE APPROVED;
and, that the 2019 Owned Units Division Business Plan BE APPROVED.**

CARRIED

4. Chief Executive Officers Report

Staff advised that a community event will take place next Friday afternoon at 45 Manchester commencing at 4:00 P.M. One of the events will see the Chair exercising his prowess on the basketball court.

5. Other Business

The Programs Division will be working on a Strategic Plan for Housing Providers in the near future.

10:36 A.M. F. Elbe, S. Muhic, W. Thompson, A. Jugley left the meeting

6. Closed Session

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

That the NRH Board of Directors MOVE INTO Closed Session to receive Information of a confidential nature regarding a proposed or pending acquisition or disposition of land by the municipality or local board - Acquisition of Housing Provider Property

CARRIED

6.a.

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

That the NRH Board of Directors RISE without report.

CARRIED

7. Next Meeting

Friday, September 20, 2019 – 9:00 A.M. to 12:00 P.M.
NRH Board Room
1815 Sir Isaac Brock Way
Thorold, ON

8. Adjournment

Motion to ADJOURN at 10:44 A.M.

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

Minutes Approved:

Chair

Secretary