



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
1815 Sir Isaac Brock Way, P.O. Box 344
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20-187-3.1.
February 14, 2020
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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

#186 – 2020

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

Friday, January 17, 2020 – 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. Butters,
B. Souter
Regrets: W. Thompson
Absent:
NRH Staff: D. Woiceshyn, C. Banach, J. Shickluna, M. Barton
Regional
Staff: A. Jugley, Commissioner Community Services
S. Wood, Legal Counsel
F. Meffe, Director, Human Resources
K. Consigli, Labour Relations Manager
D. D'Amboise, Program Financial Specialist
Guests: Judith Callender

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

1.a. TRAINING SESSION – Landlord Tenant Board Applications (LTB) – Judith Callender

C. Banach gave an overview of the presentation subject matter.

D. Woiceshyn introduced Judith Callender to the Board and staff.

Ms. Callender addressed the current shortage of adjudicators and staff as well as meeting space and locations at the LTB Tribunal. Adjudicators from other municipalities are being brought in to St. Catharines to manage the backlog. Ms. Callender noted the solution is to appoint more adjudicators, however it takes time and training. It was suggested that the Board write a letter to the Ombudsman and government representatives to address the shortage of resources. A form letter should be sent to the providers so that they can send letters as well.

J. Callender left the meeting.

Moved by G. Zalepa

Seconded by K. Blackley

That the Niagara Regional Housing Board of Directors RECEIVE the presentation and send a letter to the Ombudsman of the Province of Ontario and copy to Regional Council and area MPPs

CARRIED

Action by: C. Banach

2. Consent Items

Moved by G. Zalepa

Seconded by T. Insinna

That the following items be RECEIVED and/or APPROVED as stated:

2.1. Minutes of the November 15, 2019 Meeting be APPROVED.

2.3. Development Updates

2.3.1. Roach Ave., Welland Project Budget Snapshot as of Dec. 31, 2019 –

20-186-2.3.1. be RECEIVED for information.

2.3.2. Roach Ave., Welland Construction Report #14 – as of Nov. 5, 2019 –

20-186-2.3.2. be RECEIVED for information.

2.3.3. Hawkins St., Niagara Falls New Development Budget Snapshot as of Dec. 31, 2019 – 20-186-2.3.3. be RECEIVED for information.

2.3.4. Hawkins St. - Dell Ave., Niagara Falls Planning Report #3 – as of Dec. 18, 2019 – 20-186-2.3.4. be RECEIVED for information.

2.4. Operating Statements

2.4.1. Operating Statements as at October 31, 2019 – 20-186-2.4.1. be RECEIVED for information.

2.4.2. Operating Statements as at November 30, 2019 – 20-186-2.4.2. be RECEIVED for information.

2.5. 2018 Municipal Benchmarking Network Canada Initiative Results – 20-186-2.5. be RECEIVED for information.

2.6. Minutes of the December 10, 2019 Provider Advisory Committee Meeting – 20-186-2.6. be RECEIVED for information.

2.7. Reinstatement of Rent Geared to Income – 20-186-2.7. be APPROVED for information

CARRIED

B. Baker congratulated staff on the 2.7. Reinstatement of RGI.

3. Discussion Items

3.1. RFP - Affordable Housing Master Plan

D. Woiceshyn gave an overview of the rationale behind the Housing Master Plan. She identified the timeline to be approximately one year as all the building condition assessments and designated substance survey has been completed for all the owned units and providers. D. Woiceshyn also reported that the CANCEA data recently commissioned by the Region helps to inform core housing needs analysis including growth for the local municipalities. C. Banach stated that a long-term plan with financial modelling is necessary for a successful Master Plan.

The Board conveyed concern of the timelines and wanted to ensure that Niagara Regional Housing is working in tandem with the development of the Master Plan to ensure Board direction in the 2020 Business Plan is underway. D. Woiceshyn is the Niagara Regional Housing representative participating and included in discussion on the Long Term Affordable Housing Steering Committee at the Region. D. Woiceshyn assured that dialogue is taking place with developers, and encouraging medium market rent development along with the affordable rent discussion.

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

That the NRH Board of Directors RECEIVE the report RFP - Affordable Housing Master Plan and add Board Member Gary Zalepa and Leanna Villella to the Affordable Housing Master Plan Team

CARRIED

3.2. New Development Strategies and Funding Opportunities

C. Banach reiterated that discussion with many not-for-profits that receive CMAC seed funding for their projects are taking place with the new project manager in place. He also mentioned a recent example regarding an RFP the Region put out that is being negotiated that could provide another 160 units in Niagara.

W. Sendzik noted that a report should be prepared for the Board regarding the parallel plan in March. The report should be compiled on the initiatives that NRH currently includes in the Business Plan for the next 12 months with a focus on board discussion.

Action by: D. Woiceshyn
C. Banach

W. Sendzik also recommended that D. Woiceshyn and C. Banach meet with all four Regional MP Representatives, and an advanced agenda should be prepared.

Action by: D. Woiceshyn
C. Banach

B. Baker suggested a training session on the costing model for the Board to understand the issues in order to see the complete picture. This will be presented in March.

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

That the NRH Board of Directors RECEIVE the verbal report on New Development Strategies and Funding Opportunities.

CARRIED

4. Chief Executive Officer's Report – No report

5. For Information

5.1 Conditional Letter of Commitment MMAH – Hawkins St.

6. Other Business

6.1 Discussion took place on queries regarding available land in Fort Erie and the financial implications for development. It was determined that guidelines are needed to define what land is feasible for developing.

C. Banach was asked to put together an assessment on properties that become available and present to the Board before the property goes to market.

Action by: C. Banach

S. Wood noted that there is a process in Council for surplus land, and should the Board wish to change the process, it would need to go before Council.

- 6.2 J. Shickluna advised the Board that Paula Silta will be retiring end of January and a drop-in reception will be held the morning of January 30.

With the exception of D. Woiceshyn, S. Wood, F. Meffe and M. Barton all staff left the meeting.

7. Closed Session

Moved by J. Hyatt

Seconded by G. Zalepa

That the NRH Board of Directors MOVE INTO Closed Session to receive information of a confidential nature on the Alternative Service Delivery pertaining to Human Resources and Legal matters.

CARRIED

S. Wood, F. Meffe, D. Woiceshyn, and B. Baker left the meeting.

7.a.

Moved by B. Butters

Seconded by T. Insinna

That the NRH Board of Directors RISE with report.

CARRIED

7.b.

Moved by B. Butters

Seconded by T. Insinna

That the NRH Board of Directors RECEIVE the verbal reports provided in closed session and that the CEO be directed to engage third party legal to review the transitional corporate legal documents.

CARRIED

Action by: D. Woiceshyn

8. Next Meeting

Friday, February 14, 2020 – 9:00 A.M. to 12:00 P.M.
Board of Directors Meeting
NRH Board Room
1815 Sir Isaac Brock Way. Thorold, ON

9. Termination

Motion to TERMINATE at 11:45 A.M.

Moved by T. Insinna
Seconded by L. Villella

Minutes Approved:

Chair

Secretary