



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
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20-192-3.1.
Sept. 25, 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

APPROVED MINUTES

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#191 – 2020

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

Friday, July 24, 2020 – 9:00 a.m. - Noon

Attendees (In person and by videoconference)

Directors/
Members: W. Sendzik, J. Hyatt, G. Zalepa, K. Blackley,
B.A. Baker, T. Insinna, B. Butters,
B-L. Souter

Regrets: L. Villella, W. Thompson

Absent:

NRH Staff: D. Woiceshyn, C. Banach, J. Shickluna,
M. Barton

Regional
Staff: A. Jugley, Commissioner Community Services,
D. D'Amboise, Program Financial Specialist

Guests:

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

1. Adoption of Agenda/Declaration of Conflict

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

That the agenda be ADOPTED.

CARRIED

No Conflicts of Interest were declared.

2. PRESENTATION – Cost of Development – Cam Banach

Discussion took place regarding various types of developments and potential partnering opportunities.

B.A. Baker thanked C. Banach for providing the realistic costs involved with housing development.

The Chair advised there is an indication that funds to accelerate economic recovery will become available, including funds for housing, and asked that all possible models and resources are included in the Master Plan. The Chair requested that updates to the Master Plan be included as a standing item on the agenda.

The Chair thanked C. Banach for his presentation.

Moved by B. Butters

Seconded by K. Blackley

That the Niagara Regional Housing Board of Directors RECEIVE the presentation.

CARRIED

3. Consent Items

D. Woiceshyn asked to speak to Item 3.6. HSA – New Regulations Update.

D. Woiceshyn advised the Board regarding potentially receiving communication from tenants who have been removed from the wait list due to their refusal of a housing offer. Ms. Woiceshyn confirmed all tenants have been made fully aware of the Provincial policy regarding refusal of first offer.

Moved by G. Zalepa

Seconded by T. Insinna

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

3.1. Minutes of the May 15, 2020 Meeting – 20-191-3.1. be APPROVED.

3.2. Development Updates – Hawkins St. Project

3.2.1. Budget Snapshot as of June 30, 2020 – 20-191-3.2.1. be RECEIVED for information.

3.2.2. Development Report #8 – 20-191-3.2.2. be RECEIVED for information.

- 3.3. Operating Statements – April and May, 2020 – 20-191-3.3. be RECEIVED for information.**
- 3.4. 2nd Quarter Report – 20-191-3.4. be RECEIVED for information.**
- 3.5. Annual Report Video – 20-191-3.5. be RECEIVED for information.**
- 3.6. HSA – New Regulations Update – 20-191-3.6. be RECEIVED for information.**
- 3.7. Tenant Advisory Committee Meeting Minutes – 20-191-3.7. be RECEIVED for information.**
- 3.8. Review of Surplus Land – 20-191-3.8. be RECEIVED for information.**

CARRIED

4. Discussion Items

D. Woiceshyn provided a summary of the COVID report and the challenges faced by operations staff. Common rooms will be set up as per safety guidelines in preparation for future opening.

The Chair thanked B. Butters for the contribution of tenant masks made by her group.

B-L. Souter noted that packages distributed to Centre St. were well received.

The Chair asked that a letter of appreciation be sent to the agencies involved.

4.1. COVID-19 Update

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

That the Niagara Regional Housing Board of Directors RECEIVES the report COVID-19 Update for information.

CARRIED

4.2. End of Mortgage Update

J. Shickluna presented an overview of the Task Force's principles and considerations regarding the upcoming EOM issue.

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

That the Niagara Regional Housing Board of Directors RECEIVES this report for information regarding the End of Mortgage Update.

CARRIED

4.3. Market Rents

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

That the Niagara Regional Housing Board of Directors APPROVES the proposed 2020 Market Rents (Appendix 1) for the public housing units, effective December 1, 2020.

CARRIED

4.4. 2019 Write-Offs

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

That the 2019 Write-off of Uncollectible Accounts Receivable, pursuant to the write-off policy, in the amount of \$115,316 BE APPROVED as follows:

- ***\$ 12,967 early write-offs (deported, deceased and bankrupt), and***
- ***\$ 102,349 for those former tenant accounts which have been in collection for more than 2 years and have had no activity since December 31st, 2017.***

CARRIED

5. Other Business

T. Insinna inquired if funding was available from Community Services. The recent funding that has been made available from the Province is for homelessness operating, not capital. NRH requires funding for builds, not services. NRH and Community Services have been investigating together a homelessness capital project.

The Chair thanked D. Woiceshyn and staff for their support of anti-racism in our communities and asked that, as a discussion item going forward, information on diversity and inclusiveness be made available.

6. Closed Session – not required

7. Next Meeting

Friday, September 25, 2020 – 9:00 a.m.
NRH Board Room
1815 Sir Isaac Brock Way
Thorold, ON

8. Termination

Motion to Terminate at 10:13 a.m.

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

Minutes Approved:



Chair

Secretary