



## **NIAGARA REGIONAL HOUSING**

*Campbell East, 3<sup>rd</sup> Floor  
2201 St David's Road, P.O. Box 344  
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### Minutes

#### **Members/Directors:**

Karen **Murray**, Chair  
Public-at-large,  
St. Catharines

Henry **D'Angela**, Vice-Chair  
Councillor, Thorold

Betty Ann **Baker**, Secretary  
Stakeholder, Welland

Catherine **Jolliffe**, Treasurer  
Stakeholder, Welland

Karen **Blackley**  
Stakeholder, Thorold

David **Barrick**  
Councillor, Port Colborne

Shirley, **Cordiner**  
Public-at-Large, Ridgeway

Barbara **Hannah**  
Tenant, Niagara Falls

Alan **King**  
Stakeholder, Welland

George **Marshall**  
Councillor, Welland

Patrick **O'Neill**  
Stakeholder,  
Niagara-on-the-Lake

John **Osczytko**  
Public-at-Large, Welland

Tim **Rigby**  
Councillor, St. Catharines

Bruce **Timms**  
Councillor, St. Catharines

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

**#99 – 2011**

NRH Board Room  
Campbell East, 3<sup>rd</sup> Floor  
2201 St. David's Road  
Thorold, ON

Friday, April 29, 2011 – 9:00 A.M.

### Attendees

#### **Directors/**

**Members:** K. Murray, C. Jolliffe, K. Blackley, A. King,  
G. Marshall, H. D'Angela, S. Cordiner  
T. Rigby, D. Barrick till 11:00 A.M.

**Regrets:** J. Osczytko, P. O'Neill, B. Baker

**Absent:** B. Timms, B. Hannah

**NRH Staff:** L. Beckwith, M. MacLellan, M. Fearnside, W. Thompson  
V. Amato

#### **Regional**

**Staff:** D. Mino, Programs Financial Analyst  
C. Cousins, Acting Commissioner Community Services  
Kathryn O'Hagan-Todd, Director Children's Services

**Guests:** Garry Burroughs, Regional Chair  
Brian Baty, Councillor & Co-Chair OASC

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A quorum being present, the meeting was called to order at 9:06 A.M.

### **1. Adoption of Agenda/Declaration of Conflict**

*Moved by H. D'Angela  
Seconded by D. Barrick*

***That, the agenda be adopted.***

CARRIED

No conflicts were declared.

**2. Approval of Minutes**

2.1. Approval of Minutes of the March 2, 2011 Regular Meeting

*Moved by S. Cordiner  
Seconded by K. Blackley*

***That, the minutes of the March 2, 2011 meeting be adopted.***

CARRIED

2.2. Approval of Minutes of the General Meeting of Members 1-2011.

*Moved by T. Rigby  
Seconded by D. Barrick*

***That, the minutes of the General Meeting of Members 1-2011 be adopted.***

CARRIED

2.3. **Business Arising**

There was no business arising.

**New Business**

3.1. **Banking and Security Resolution - 11-99-3.1.**

*Moved by D. Barrick  
Seconded by S. Cordiner*

***That, the Resolution Regarding Banking and Security be deferred to the next meeting.***

CARRIED

3.2. **1<sup>st</sup> Quarter Report to Council January – March 2011 - Report 11-99-3.2.**

There was some discussion regarding the wait list for affordable housing and where additional units were needed.

*Moved by A. King  
Seconded by K. Blackley*

***That, the NRH 1<sup>st</sup> Quarter Report to Council January 1 – March 31, 2011 be approved and forwarded to Regional and Municipal Councils.***

CARRIED

**3.3. 1<sup>st</sup> Quarter Operational Reports January – March 2011 – Report 11-99-3.3.**

*Moved by T. Rigby  
Seconded by C. Jolliffe*

***That the NRH Board of Directors approves the Operational Reports and Report on Variances as at March 31, 2011.***

CARRIED

**3.4. Draft 2010 Financial Statements - Report 11-99-3.4.**

The Executive/Audit Committee reviewed the Draft NRH 2010 Financial Statements with the Auditors on March 31, 2011 and are recommending the statements for approval. Minutes of the Executive/Audit Committee meeting, item 11-99-7.1, were sent to Directors requesting that any questions regarding the statements be forwarded to the General Manager prior to today's meeting, to determine if the Auditor should attend; no questions were received.

*Moved by H. D'Angela  
Seconded by C. Jolliffe*

***That, the NRH Board of Directors approves the 2010 Financial Statements as presented.***

CARRIED

**3.5. 2010 Ontario Municipal Benchmarking Initiative (OMBI) – Report 11-99-3.5.**

The General Manager explained that many factors influence the ratings. The economic downturn in Niagara has placed greater pressure on the waiting list as more households apply for affordable housing at the same time as tenants in affordable housing maintain their tenancies longer. Currently, additional affordable housing units built under new development program are not taken into consideration.

*Moved by D. Barrick  
Seconded by H. D'Angela*

***That, the NRH Board of Directors receives report 11-99-3.5., 2010 Ontario Municipal Benchmarking Initiative (OMBI), for information.***

CARRIED

### 3.6. Development Feasibility Proposals – Site Plan Slide Show

Staff has considered possible ways to maximize the use of NRH owned properties and would like to determine Board interest.

#### a. Welland Site

A site plan illustrating current and possible 65 new units at a site in Welland was distributed. The OMB has the vacant land zoned for a Senior building; however, the waiting list for Welland indicates that units for singles age 16 to 54 and family units are most required in this area.

*Moved by H. D'Angela*

*Seconded by S. Cordiner*

- 1. That, staff prepare a preliminary report for the next meeting, indicating how the Welland site might be used; and,**
- 2. That, staff obtain clarity on the OMB issue.**

CARRIED

#### b. Scattered Units, Niagara Falls

These units were built in 1952 on large lots and present potential for intensification. The Directors requested further investigation and detail for a future meeting.

*Moved by H. D'Angela*

*Seconded by D. Barrick*

***That, staff prepare a high level report outlining options for scattered units in Niagara Falls, including comments from the City of Niagara Falls Planning Department.***

CARRIED

#### c. Scattered Units, Fort Erie

These units are on large parcels of land, in a residential area. The Directors requested further investigation and detail for a future meeting.

*Moved by S. Cordiner*

*Seconded by A. King*

***That, staff prepare a high level report outlining options for scattered units in Fort Erie, including comments from the Town of Fort Erie Planning Department.***

CARRIED

**3.7. Investment Committee Recommendation – Chart 11-99-3.7**

At the April 11, 2011 Investment Committee Meeting, after reviewing the Quarterly Report on Investment January 1 to March 31, 2011, item 11-99-3.3.4. staff was directed to “consult NRH’s RBC financial advisor regarding reinvestment of the Bank of Nova Scotia GIC maturing on May 5, 2011, at the best available rate for a 1 year investment and report back to the board for the April meeting.”

Current rates of interest at the RBC are 1.8% and 2.33% for 1 and 2 year terms respectively. However, the RBC financial advisor recommended consideration of additional laddering of the investments. It was agreed that the Corporation needs to maximize returns on investments with consideration for possible use of principal, considering the previous agenda item.

Based on a previous request, Directors were provided with a chart of interest earned by the NRH Reserve Funds. In 2009 & 2010 funds invested with the Region received interest a rate of .25%. Funds invested with RBC returned a rate of 1.25% to 2% interest on a lesser principle amounts.

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

***That, the NRH Board of Directors delegate the responsibility of confirming the most favourable investment vehicle and term, to the Investment Committee.***

CARRIED

Staff to set up conference call for the Investment Committee.

**Action by: L. Beckwith**

While waiting for guests to join the meeting at 10:30 A.M. for item 3.8, Directors agreed to skip ahead to item 5.

**5. Closed Session – 10:14 A.M.**

*Moved by S. Cordiner  
Seconded by A. King*

***That the meeting move into closed session to consider information of a confidential nature relating to the proposed or pending acquisition of land by the municipality or local board - update regarding a Housing Provider***

CARRIED

**5.1. Pending Acquisition of Land – Phase 2 Design Options – Report - IC 11-99-5.1.**

*Moved by T. Rigby  
Seconded by C. Jolliffe*

1. That Niagara Regional Housing Board of Directors approves Option D and;  
and,
2. That staff start looking for other opportunities to increase affordable housing units elsewhere.

CARRIED

10:40 A.M.

*Moved by H. D'Angela*

*Seconded by A. King*

***That the Board rise with report.***

CARRIED

It was agreed that agenda items 3.9, 3.10, 3.8. be considered in that order, before returning to closed session.

**3.9. Centralized Wait List – Increase in Wait Times – Report 11-99-3.9.**

Provided for information. The updated chart of wait list times will be posted to the NRH website.

**3.10 2011 Market Rents – Report 11-99-3.10.**

Staff explained how market rents are determined for the various municipalities.

*Moved by H. D'Angela*

*Seconded by T. Rigby*

1. That Niagara Regional Housing (NRH) Board of Directors approves the proposed 2011 Market Rents for the owned units, effective September 1, 2011 as detailed in Appendix A; and,
2. That NRH approves a temporary process to deem senior couples on basic pensions eligible for NRH senior mandated communities

CARRIED

10:43 A.M.

Regional Chair G. Burroughs, Councillor B. Baty, Co-Chair OASC, C. Cousins, Acting Commissioner, Community Services and Kathryn O'Hagan-Todd, Director Children's Services joined the meeting.

**3.8. Niagara Regional Housing Operating Agreement Steering Committee (OASC) Update (COM 20-2011)**

An update on the work of the OASC, COM 20-2011 was received by the PHSS Committee earlier this week.

Chair Burroughs advised that Niagara Region is considering governance structures for the whole region, not just NRH. Councillor Baty stated that the report did not criticize the NRH Board.

The Randolph Group Consultant's report will most likely be finalized at the next OASC meeting on May 3<sup>rd</sup>.

*Moved by T. Rigby  
Seconded by H. D'Angela*

***That, the NRH Board of Directors receive COM 20-2011 for information.***

CARRIED

11:00 A.M.

Chair Burroughs, Councillor B. Baty, C. Cousins, and Kathryn O'Hagan-Todd, left the meeting.

D. Barrick also left the meeting at 11:00 A.M.

**5.a Closed Session – 11:00 A.M.**

*Moved by C. Jolliffe  
Seconded by G. Marshall*

***That the meeting move into closed session to consider information of a confidential nature relating to labour relations or employee negotiations regarding organizational models., and personal matters about an identifiable individual including municipal or local board employees regarding continuation of interim reorganization.***

CARRIED

With the exception of L. Beckwith and V. Amato, staff left the room.

**5..a Organizational Models**

11:48 A.M.

*Moved by T. Rigby  
Seconded by H. D'Angela*

***That the Board rise without report.***

CARRIED

T. Rigby left the meeting for a prior commitment.

**5.2. Continuation of Interim Reorganization – Report IC 11-99-5.2.**

Deferred to the next meeting due to lack of quorum

#### **4. General Manager's Report**

##### **4.1. Financial Statements – Report 11-99-4.1.**

The Financial Statement as of March 31, 2011.

#### **6. Chair's Report**

See 3.8 above.

#### **7. Committee Reports**

##### **7.1. Executive Committee, Karen Murray, Chair**

Minutes of the March 31, 2011 meeting; provided for information.

##### **7.2. Governance Committee**

No minutes.

##### **7.3. Investment Committee, H. D'Angela, Chair**

Minutes of the April 11, 2011 meeting; provided for information.

##### **7.4. Applicant/Tenant Appeals Committee**

Minutes of the March 8 & April 5, 2011 appeal hearings; provided for information.

##### **7.5. Tender Awards Committee, A. King, Chair**

No minutes.

##### **7.6. Operating Agreement Steering Committee, Karen Murray, Co-Chair**

No minutes.

##### **7.7. Tenant Advisory Group, B. Hannah**

Minutes of the March 9, 2011 meeting; provided for information.

##### **7.8. Housing Provider Advisory Group, C. Jolliffe, Chair**

No minutes.

##### **7.9. Community Advisory Group, B. Baker, Chair**

No Minutes.

#### **8. For information**

##### **8.1. Action Items from Previous Meetings**



**Correspondence/Media**

8.2. *Place to live first – recovery will follow, mental health study suggests, The Globe and Mail, March 7, 2011*

9. **BREAK** – not required

10. **Presentation** – none scheduled

**11. Other Business**

There was no other business.

**12. Next Meeting**

Friday, May 27, 2011 @ 9:00 A.M.  
NRH Board Room  
Campbell East, 3<sup>rd</sup> Floor  
2201 St. David's Road, Thorold, ON

**13. Adjournment**

***Motion to Adjourn at 11:48 A.M.***

*Moved by G. Marshall  
Seconded by S. Cordiner*

Minutes Approved:

  
Chair

  
Secretary