



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
2201 St. David's Road, P.O. Box 344
Thorold, ON L2V 3Z3
Phone: (905) 682-9201
Fax: (905) 687-4844

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#101 – 2011

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

Friday June 24, 2011 – 9:00 A.M.

Attendees

Directors/

Members: H. D'Angela (Acting Chair), B. Timms, G. Marshall,
T. Rigby, C. Jolliffe, A. King, S. Cordiner, B. Baker,
P. O'Neill, J. Osczytko, K. Blackley, B. Hannah,
D. Barrick at 9:16 A.M.

Regrets: K. Murray

NRH Staff: L. Beckwith, V. Amato

Regional Staff:

D. Mino, Programs Financial Analyst

A quorum being present, the meeting was called to order at 9:05 A.M. by
Acting Chair H. D'Angela.

1. Adoption of Agenda/Declaration of Conflict

*Moved by T. Rigby
Seconded by B. Hannah*

That the agenda be adopted.

CARRIED

No conflicts were declared.

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, Fort Erie

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

2. Approval of Minutes May 30, 2011 Meeting

*Moved by T. Rigby
Seconded by A. King*

That the minutes of the May 30, 2011 meeting be adopted, as amended.

CARRIED

2.1. Business Arising

There was no business arising.

D. Barrick arrived at 9:15 A.M.

3. New Business

3.1. Ontario Non-Profit Housing Association's (ONPHA) Waiting List Survey 2011 – Report 11-101-3.1.

*Moved by P. O'Neill
Seconded by S. Cordiner*

That the Niagara Regional Housing Board of Directors receive this report for information.

CARRIED

Staff advised that the waiting list in Niagara increased by 30%, from 2009 to 2010, the Provincial average increase was only 17.7% for the same timeframe.

3.2. Development Approaches for Affordable Rental Housing – Report 11-101-3.2.

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

That the Niagara Regional Housing Board of Directors receives this report for information.

CARRIED

The General Manager reviewed possible development approaches requesting input from Directors. Directors suggested that an energy consultant/engineer be retained to work with the architect from the onset, in order to incorporate latest technology into design

3.3. Guiding Principles and Design Features for New Development – Report 11-101-3.3.

*Moved by P. O'Neill
Seconded by S. Cordiner*

That the Niagara Regional Housing Board of Directors receives this report and approve as amended.

CARRIED

Additional items to be included in report:

1. Breakout cost of **amenity space** – All agreed that amenity space can be used for support services and gatherings and builds true communities.
2. **Universal Design** can be very expensive but should be included if funding allows. Accessibility Committee as well as Tenant Advisory Committee should be consulted.
3. **Design Life** – The architect should be advised to design a 100 year building with minimum maintenance. Clear criteria required.
4. **Quality Control** – Build in, frequent independent inspections; identification of issues early on, will save on repair costs in the long run.

4. Closed Session – 9:40 A.M

*Moved by G. Marshall
Seconded by B. Timms*

That the meeting move into closed session to consider information of a confidential nature relating to:

- 1) *the security of the property of the municipality or local board regarding NRH Welland Site-Development Proposal*
- 2) *proposed or pending acquisition of land by the municipality or local board – Housing Provider Update*
- 3) *labour relations or employee negotiations regarding Council outcome re: NRH Governance.*

CARRIED

4.1. NRH Welland Site - Development Proposal - Report IC 11-101-4.1.

*Moved by B. Timms
Seconded by B. Baker*

That, report IC 11-101-4.1. NRH Welland Site – Development Proposal Clarification, be received for information and that a decision be deferred to the next meeting

CARRIED

4.2. Housing Provider Update - Report IC 11-101-4.2.

*Moved by B. Timms
Seconded by A. King*

That, report IC 11-101-4.2. Pending Acquisition of Land – Phase 2 Financing be received and the recommendations therein, be approved.

CARRIED

4.3. Council Outcome – NRH Governance

9:50 A.M.
*Moved by T. Rigby
Seconded by A. King*

That the Niagara Regional Housing Board of Directors rise with report

CARRIED

5. General Manager's Report**5.1. Financial Statements – Report 11-101-5.1.**

*Moved by P. O'Neill
Seconded by B. Baker*

That, the Niagara Regional Housing Board of Directors receives the Financial Statements as at May 31, 2011

CARRIED

6. Chair's Report

No report.

7. Committee Reports**7.1. Executive Committee, Karen Murray, Chair**

No Minutes

7.2. Governance Committee

No minutes.

- 7.3. Investment Committee, H. D'Angela, Chair
No minutes.
- 7.4. Applicant/Tenant Appeals Committee
Minutes of the May 17, 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
No minutes
- 7.8. Housing Provider Advisory Group, C. Jolliffe, Chair
No minutes.
- 7.9. Community Advisory Group, B. Baker, Chair
No Minutes.

*Moved by B. Timms
Seconded by B. Baker*

That the Niagara Regional Housing Board of Directors receives the Minutes of the Applicant/Tenant Appeals Committee meeting for information.

CARRIED

8. For information

- 8.1. Action Items from Previous Meetings

9. BREAK – not required

10. Presentation – No presentations scheduled.

11. Other Business

There was no other business.

12. Next Meeting

Friday, July 29, 2011 @ 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road, Thorold, ON

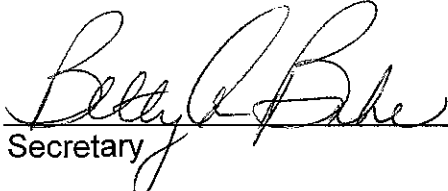
13. Adjournment

Motion to Adjourn at 10:00 A.M.

*Moved by B. Hannah
Seconded by P. O'Neill*

Minutes Approved:


Chair


Secretary