



NIAGARA REGIONAL HOUSING

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10-90-2.
June 25, 2010

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#89 – 2010

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

Friday, May 28, 2010 – 9:00 A.M.

Attendees

Directors/

Members: K. Murray, C. Forster by phone, C. Jolliffe, A. King,
G. Marshall, J. Osczytko, D. Eke, B. Baker till 11:07 A.M.,
B. Timms at 9:07 A.M., H D'Angela at 9:37 A.M.

Regrets: P. O'Neill, B. Hannah, S. Cordiner

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

Regional

Staff: J. Bergsma, Commissioner Corporate Services
D. Mino, Programs Financial Analyst
M. Murphy, Associate Director Current & Capital Budgets

A quorum being present, the meeting was called to order at 8:58 A.M.

1. Adoption of Agenda/Declaration of Conflict

*Moved by J. Osczytko
Seconded by D. Eke*

That, the agenda be adopted.

CARRIED

Members/Directors:

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

Cindy Forster, Vice-Chair
Councillor, Welland

Betty Ann Baker, Secretary
Stakeholder, Welland

Catherine Jolliffe, Treasurer
Stakeholder, Welland

George Marshall
Councillor, Welland

Shirley Cordiner
Councillor Fort Erie

Henry D'Angela
Councillor, Thorold

David Eke
Public-at-Large, NOTL

Barbara Hannah
Tenant, Niagara Falls

Alan King
Stakeholder, Welland

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

John Osczytko
Public-at-Large, Welland

vacant
Stakeholder St. Catharines

Bruce Timms
Councillor, St. Catharines

No conflicts declared at this time.

2. Approval of April 30, 2010 Minutes

Moved by A. King

Seconded by C. Jolliffe

That, the minutes of the April 30, 2010 meeting be adopted.

CARRIED

Business Arising

There was no business arising.

3. Presentation: **Budget Guidelines 2011**

J. Bergsma, Commissioner of Corporate Services presented a slide show on the Budget Guidelines that will be going to Regional Council for direction. Hard copies were also distributed. Major considerations were:

- Niagara's economic climate - household income
- Capital Needs over the next 10 year period and affordability
- Opportunity for favourable debt financing in 2010 and implications for flexibility
- Impacts and risks

Slides also provided detail regarding disposition of funds from services that were uploaded. Although Municipalities are exempt from Bill 16 it is expected that Niagara Region will follow Province's lead regarding wage freeze for 2011.

H. D'Angela joined the meeting at 9:37 A.M.

An increase of only 1.4% in all the Region's departmental and ABC budgets is being proposed.

4. Closed Session – 10:00 A.M.

Staff present were L. Beckwith, and V. Amato

Moved by C. Jolliffe

Seconded by J. Osczytko

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

1. ***Labour Relations or Employee Negotiations regarding 2010 Salary Ranges***
2. ***Proposed or pending acquisition of land by the municipality or local board regarding a Housing Provider***

CARRIED

4.1. 2010 Salary Ranges

*Moved by D. Eke
Seconded by A. King*

That, the Board of Directors approves a 2% increase for the 2010 Salary Ranges.

CARRIED

4.2. Housing Provider Transfer of Assets to NRH

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

That, motion IC 88-10-3.1.regarding Housing Provider Transfer of Assets to NRH be reconsidered.

CARRIED

M. Fearnside joined the meeting to present this report.

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

That the Niagara Regional Housing Board of Directors approves and recommends to the Public Health and Social Services Committee (PHSS) and subsequently to Regional Council, the recommendations contained in Report IC 10-89-4.2., Housing Provider Transfer of Assets to NRH.

CARRIED

10:35 A.M.

*Moved by J. Osczytko
Seconded by C. Jolliffe*

That the Board rise with report.

CARRIED

5. New Business

Sr. Managers joined the meeting.

5.1. Canada-Ontario Affordable Housing Program 2009 Extension Direct Delivery Model - Report 10-89-5.1.

J. Osczytko declared a conflict of interest.

The Manager of Housing Operations reviewed the direct delivery model in detail. Legal has reviewed the agreement which gives NRH more control over the

development process. NRH is being paid \$200,000 for a two year period to administer three programs (SHRRP, Home Ownership and New Development). This funding also includes indirect expenses such as legal fees, title searches etc.

Staff was directed to request clarification on legal fees and forward letter to the province requesting funding to cover extra costs.

Action by: M. MacLellan

Moved by B. Timms

Seconded by G. Marshall

- 1) That the Board of Directors approves the Direct Delivery of the Canada-Ontario Affordable Housing Program (AHP); and,**
- 2) Authorizes the General Manager to sign all Contribution Agreements with proponents; and,**
- 3) That, as part of the program, a separate fund be set up, with a cap of \$1 mil, to act as a cash flow cushion, flowed to proponents in the event that provincial payments are not received in a timely fashion.**

CARRIED

5.2. 2009 Write-Off of Former Tenant Arrears - Report 10-89-5.2.

D. Mino, Programs Financial Analyst, presented the 2009 Write-Off report.

Moved by B. Timms

Seconded by B. Baker

That the Niagara Regional Housing Board of Directors approve the 2009 write-off, pursuant to the write-off policy:

- 1. In the amount of \$9,204.70 for those accounts which qualify for early write-off (deported, deceased and bankrupt); and,***
- 2. In the amount of \$126,841.40 for those former tenant accounts which have been at collection for more than 2 years and have had no activity since December 31st, 2007.***

CARRIED

5.3. 2010 Market Rents – Report 10-89-5.3.

M. MacLellan, Manager Housing Operations explained factors considered prior to recommending the 2010 Market Rents for owned units.

Moved by B. Baker

Seconded by H. D'Angela

That Niagara Regional Housing (NRH) Board of Directors approves the proposed 2010 Market Rents for the owned units, effective September 1, 2010 as detailed in Appendix A of report 10-89-5.3., 2010 Market Rents.

CARRIED

B. Baker left for an appointment 11:07 A.M.

6. General Manager's Report

OMBI Report

Staff prepared an update to the 2008 OMBI report to clarify errors made in the reporting of housing stats for Niagara. The Board directed that this report be forwarded to PHSS Committee and Council. However, when the report was forwarded for inclusion on the PHSS agenda, NRH was advised that other regions are not to be named when making OMBI comparisons.

The 2009 OMBI report will contain the corrected numbers for previous years. It was agreed to wait for the release of the 2009 report.

Relationships with Council's Agencies, Boards and Commissions

Update and Progress Report

Attention was directed to information item 9.2.- Memo from M. Trojan, CAO to Chair and Members of Regional Council dated May 7, 2010. B. Timms advised that the wording in Appendix 1 #2a. was made consistent with other recommendations by deleting the words, General Manager. It now reads "Niagara Regional Housing to Commissioner of Community Services".

6.1. Financial Statement, April 30, 2010 - Report 10-89-6.1.

Moved by D. Eke

Seconded by B. Timms

That the Niagara Regional Housing Board of Directors approve the Financial Statement as at April 30, 2010.

CARRIED

7. Chair's Report

Operating Agreement Steering Committee(OASC)

It was agreed that for the next OASC meeting on June 22, 2010, B. Hutchings is to develop a report that looks at a model of governance, with an organizational chart, as well as a summary of business cases that includes the path taken to date and their status to date.

At the April NRH Board meeting, staff was directed to forward report IC 09-84-3.2, - Business Case 6.1 Comprehensive Review of Corporation's Non-Union Terms and Conditions of Employment to the OASC, PHSS and Council for the June meeting.

The report responds to the salary component of the Business Case on salaries and compensation and provides comparison to other regional/city structures.

Moved by B. Timms

Seconded by H. D'Angela

That decision 88-10-4.5., regarding presentation of Business Case 6.1. to PHSS and Council, in June, be reconsidered.

CARRIED

Moved by B. Timms

Seconded by H. D'Angela

That, the NRH Board of Directors waits to receive a response from the Operating Agreement Steering Committee meeting in June before deciding when to present Business Case 6.1. to PHSS and Council.

CARRIED

8. Committee Reports

8.1. Executive Committee, Karen Murray, Chair

No minutes.

8.2. Governance Committee

No minutes.

8.3. Investment Committee, H. D'Angela, Chair

No minutes.

8.4. Applicant/Tenant Appeals Committee

Minutes of the May 4, 2010 appeal hearings, provided for information.

8.5. Tender Awards Committee, A. King, Chair

8.6. Operating Agreement Steering Committee

No minutes.

8.7. Tenant Advisory Group, B. Hannah

Minutes of the April 17, 2010 meeting, provided for information.

8.8. Housing Provider Advisory Group, C. Jolliffe, Chair

No meeting

- 8.9. Community Advisory Group, B. Baker, Chair
No Minutes.

9. For information

- 9.1. Action Items from Previous Meetings

Correspondence/Media

- 9.2. Memo to Chair and Members of Regional Council from M. Torjan, CAO, Niagara Region, dated May 7, 2010 re: Governance and Structural reviews of NRH and NEDC (C7492)

- 9.3. Letter to from Chairman Partington, to K. Murray and NRH Board, dated May 13, 2010 re: allocation of the NRH 2009 operating budget surplus.

Distributed for information.

- 9.4. NRH Quick Update, May 2010 re: housing stats.

Distributed for information.

10. BREAK – not taken

11. Presentation – Ontario Human Rights Act Training - Chuck Dowdall (SHSC)

Due to time constraints, presentation will follow the meeting to allow those who have prior engagements to leave.

12. Other Business

There was no other business.

13. Next Meeting

Friday, June 25, 2010 @ 9:00 A.M.

NRH Board Room

Campbell East, 3rd Floor

2201 St. David's Road, Thorold, ON


14. Adjournment

Motion to Adjourn at 11:43 P.M.

Moved by B. Timms

Seconded by A. King

Minutes Approved:



Chair (Acting)



Secretary

11:45 P.M. – 12:30 P.M. Post Meeting Presentation

**Introduction to
ONTARIO HUMAN RIGHTS ACT (Bill 137)**

Chuck Dowdall, Social Housing Services Corporation
legislative expert specific to social housing

Attendees:

B. Timms, C. Jolliffe, A. King, G. Marshall, D. Eke, J. Osczypko, K. Murray, D. Mino, M. MacLellan, M. Fearnside, L. Beckwith, W. Thompson, V. Amato

Under the Human Right's Tribunal every complaint is now heard by the court. Forty percent of complaints are housing related. Fine for non-compliance is \$1,000 plus \$5,000 for each additional day of non-compliance.

Mr. Dowdall gave several examples of issues before the tribunal. Language is no longer vague:

- Smoking is treated as disability – Service Managers who implemented smoke free buildings are now considering removing this mandate.
- A guide animal can be any animal not classified as dangerous i.e. Monkey may be considered a guide animal.
- A building designated for senior citizen's is no longer a senior building if there is at least 1 person under 65 is living in the building
- Complainant may sue in Civil Court and through Human Rights Tribunal
- 2012 all elevators must accommodate a 360 degree turn by electric scooters
- Scooters cannot sit in hallways of buildings, tenant must keep in unit
- CCTV cameras set up in entry ways to allow tenants to see who they are "buzzing in" are considered an invasion of privacy.

SHSC will be supplying policies. Mr. Dowdall recommends that Human Rights policies be made part of NRH Operational Reviews for Housing Providers and that the adoption of Human Rights policies by each housing provider be made part of their operating agreement with NRH. Policies should also be posted and given to new tenants; tenants should sign that they have received.

Mr. Dowdall will be back in September for a full day training session.