



NIAGARA REGIONAL HOUSING

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10-96-2
December 16, 2010

Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#95 – 2010

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

Friday, November 16, 2010 – 9:00 A.M.

Attendees

Directors/

Members: C. Forster, C. Jolliffe, J. Osczycko, A. King,
P. O'Neill, B. Hannah, S. Cordiner,
G. Marshall, H. D'Angela, K. Blackley till 10:15 A.M.,
K. Murray at 9:05 A.M., B. Baker at 9:15 A.M.,

Regrets: B. Timms, D. Eke

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

Regional

Staff: D. Mino, Programs Financial Analyst

Guests: Janet Allan, Sr. Auditor, KPMG

A quorum being present, C. Forster called the meeting to order
at 9:03 A.M.

1. Adoption of Agenda/Declaration of Conflict

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

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 Osczycko
Public-at-Large, Welland

Karen Blackley
Stakeholder Thorold

Bruce Timms
Councillor, St. Catharines

No conflicts were declared.

2. Approval of Minutes of the October 21, 2010 Meeting

Moved by A. King

Seconded by C. Jolliffe

That, the minutes of the October 21, 2010 meeting be adopted.

CARRIED

2.1. Business Arising

There was no business arising.

3. Closed Session – 9:04 A.M.

Moved by B. Hannah

Seconded by G. Marshall

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

The Chair was handed to K. Murray when she joined the meeting at 9:05 A.M.

3.1. **Acquisition of land - update regarding a Housing Provider – Report IC 10-95-3.1.**

Moved by C. Jolliffe

Seconded by K. Blackley

That, the Niagara Regional Housing Board of Directors receives report IC 10-95-3.1. for information.

CARRIED

9:08 A.M.

Moved by B. Hannah

Seconded by S. Cordiner

That the Board rise with report.

CARRIED

New Business

4.1. Audited 2009 Draft Financial Statements - Report 10-95-4.1.

Janet Allan, Senior Auditor, KPMG presented the 2009 Audited Financial Statements, highlighting significant changes to reporting requirements.

Page 3 – Statement of Financial Position – Tangible capital assets must now be recorded and amortized.

Page 4 – Statement of Operations – now combines Capital and Operating, page 19 shows the previous, more familiar method of reporting. Federal Government revenues include the funding for the NRH portion of the *Social Housing Renovation and Retrofit Program* funding that is being distributed by NRH.

The auditor was requested to split out the regular Federal and Provincial funding revenue from any new one time funding. This would make comparisons from year-to-year much easier.

Page 5 – Statement of Changes in Net Financial Assets is a new statement

Page 6 – Statement of Changes in Financial Position represents cash in/cash out.

Page 9 – note explains changes in accounting policies for future reference.

Page 14 – value of owned units was adjusted to reflect fair market value at date of transfer. The figures used in 2008 greatly undervalued buildings and the 2008 statements were adjusted to reflect updated value.

Page 17 – NRH reserve funds held by Niagara Region

NRH had a surplus of \$1.5 mil in 2009. There was no fraud or issues with management.

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

That the Audited 2009 Financial statements, as revised, be approved and forwarded to the AGM.

CARRIED

4.2. Intensive Community Development – Report 10-95-4.2.

On direction received at the last meeting, M. MacLellan distributed the report on Intensive Community Development required in two NRH family communities where needs remain complex. Elements common to complex and healthy communities were discussed.

Based on past successes in other complex affordable housing communities, it was noted that Community Development needs to involve all stakeholders and to focus on what is important to the community. To build a solid foundation which will eventually lead to participation in outside programming takes time, funding, and partnerships.

Experience has shown that programs need to be started within the community based on a trusting relationship. Challenges to programming outside the community include the lack of transportation, baby-sitting arrangements for the children left at home, linguistic barriers, fear of being outside comfort zone, etc.

G. Marshall asked if NRH has approached Niagara Region's Community Services for assistance. Staff responded that Community Services is involved in program delivery at both Old Pine Trail and Manchester communities.

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

That Niagara Regional Housing Board of Directors approves \$180,000 in funding for a three year period to support intensive community development in the Rykert Street, Old Pine Trail and other communities if needed.

CARRIED

4.3. Financial Policies – Report 10-95-4.3.

*Moved by H. D'Angela
Seconded by A. King*

That the Niagara Regional Housing Board of Directors approves the annotated list of updated NRH Financial Policies.

CARRIED

4.4. 2010 Year-End Surplus - Report 10-95-4.4.

The report on Year-End Surplus was distributed. Niagara Region's Treasurer's Year End Transfer report will go to Council early in 2011 for approval. This Board report is being brought forward at this time so that the NRH proposed distribution of its 2010 year-end surplus can be included in Niagara Region's report.

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

That the Niagara Regional Housing (NRH) Board of Directors requests Regional Council to approve the following proposed distribution of any year end operating surplus in 2010:

- 1. Intensive Community Development Reserve Fund - \$180,000***
- 2. NRH Rent Supplement Reserve Fund – Remaining balance of year end surplus***

CARRIED

10:15 A.M.

All agreed on a 20 minute recess to honour outgoing Director, S. Cordiner, thanking her for dedicated service over the past four years.

K. Blackley left the meeting.

4.5. New Councillor Orientation

Staff advised that two orientations sessions will be held for new Councillors, NRH will be presenting with ABC's on December 2nd. Slides for the orientation session were distributed and comments requested from Directors who requested the following changes:

- *Community Consultation Slide* – Indicate overwhelming support for this model
- *Operating Agreement Slide* – NRH / Region Liaison position should be added
- *Waitlist Slide* – 27% increase to waitlist
- *Property Management Services Slide* – Value of buildings, average age, and amount to maintain assets, awards for energy conservation, energy audits
- *Community Programs Slide* – Responsive to Community needs, pilot programs tailored to communities
- *Housing Provider Program* – Training, Capital Stimulus
- Affordable Housing Development – attracted \$38 mil in funding
- Private Market Programs – add numbers

Moved by C. Forster

Seconded by B. Hannah

That the Niagara Regional Housing Board of Directors approves the New Councillor Orientation Presentation as amended.

CARRIED

5. General Manager's Report

5.1. Financial Statement, October 31, 2010 - Report 10-95-5.1.

Moved by S. Cordiner

Seconded by C. Jolliffe

That the Niagara Regional Housing Board of Directors approves the Financial Statements as at October 31, 2010.

CARRIED

Public Budget Consultation

W. Thompson advised that M. Trojan will be presenting a budget slide show, CMT and ABC's will be present to answer question.

Bus Tour

A bus tour of regional properties is being arranged for new Councillors, the date is yet to be determined.

NRH AGM

Please arrive by 4:00 P.M. on Monday, November 22nd for AGM. Displays will be open from 11:00 A.M. that day; prizes will be awarded for correct answers to questions about displays.

Election of officers will not take place at the AGM, but rather at the January 2011 meeting, after Council appointments to the NRH Board of Directors have been confirmed.

6. Chair's Report

The Chair met with Catherine O'Hagen-Todd who took over the newly created Liaison position.

The OASC is meeting later today, all Councillors on the NRH board will meet with the governance consultant, non-councillor Directors please call K. Murray or L. Beckwith if you wish to be interviewed by the consultant. B. Baker will speak with consultant. It was agreed that Housing Provider Advisory Group members and NRH community partners should be interviewed. General Manager to set up conference call.

Action by: L. Beckwith

B. Baker commended staff for their efficient administration of the SHRRP funding, as compared to other Service Manager areas.

C. Forster thanked staff for providing information she requested for use in her election campaign.

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 October 19, 2010 appeal hearings, provided for information.
- 7.5. Tender Awards Committee, A King, Chair
No minutes.
- 7.6. Operating Agreement Steering Committee
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.

8. For information

- 8.1. Action Items from Previous Meetings

Correspondence/Media

9. **BREAK** – not required

10. **Presentation** – see 4.1.

11. Other Business

There was no other business.

12. Next Meeting

- AGM:
Monday, November 22, 2010 at 4:15 P.M.
Campbell East, **Cafeteria & Atrium**
2201 St. David's Road, Thorold, ON

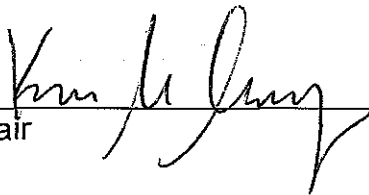
- General meeting for Election of Officers and Regular Meeting:
Friday, January 28, 2010 @ 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road, Thorold, ON


13. Adjournment

Motion to Adjourn at 11:00 A.M.

Moved by P. O'Neill
Seconded by A. King

Minutes Approved:


Chair


Secretary
