



NIAGARA REGIONAL HOUSING

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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#96 – 2010

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

Thursday, December 16, 2010 – 11:00 A.M.

Attendees

Directors/

Members: K. Murray, C. Forster, C. Jolliffe, K. Blackley, A. King,
P. O'Neill, B. Hannah, S. Cordiner, B. Timms
G. Marshall, H. D'Angela

Regrets: B. Baker, D. Eke, J. Osczytko

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

Regional

Staff: D. Mino, Programs Financial Analyst

A quorum being present, the meeting was called to order at 11:05 A.M.

1. Adoption of Agenda/Declaration of Conflict

A revised agenda was distributed, add 3.1 – Councillor
representatives and move other IC items down, switch item 4.1
and 4.2. of revised agenda.

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

That, the agenda be adopted as amended.

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

Karen Blackley
Stakeholder, Thorold

Bruce Timms
Councillor, St. Catharines

No conflicts were declared.

2. Approval of Minutes of the November 16, 2010 Meeting

Moved by C. Forster

Seconded by S. Cordiner

That, the minutes of the November 16, 2010 meeting be adopted.

CARRIED

Business Arising

2.1. Revised 2011 Board of Directors Meeting Schedule

The 2011 Meeting Schedule, revised as directed at the October meeting, was provided for information.

3. Closed Session – 11:07 A.M.

Moved by S. Cordiner

Seconded by C. Forster

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

- 1. personal matters about an identifiable individual including municipal or local board employees - Councillor Representatives to NRH Board***
- 2. the proposed or pending acquisition of land by the municipality or local board - update regarding a Housing Provider***
- 3. the security of property of the municipality or local board – Remedial Capital Work, NRH Community St. Catharines.***

CARRIED

3.1. Councillor Representatives to NRH Board

Staff was directed to invite the new Regional Chair to attend the next NRH Board of Directors meeting.

Action by: L. Beckwith

3.2. Acquisition of land - update regarding a Housing Provider

3.3. Security of Property – Remedial Capital Work, NRH Community St. Catharines – Report IC 10-96-3.2.

Moved by A. King

Seconded by C. Forster

That Niagara Regional Housing Board of Directors approves the transfer of \$4 M from the NRH Reserve Fund over a three year period to remediate designated units in a NRH St. Catharines community.

CARRIED

Staff was directed to present to St. Catharines City Council to demonstrate how the community has improved (after Regional Council approval has been gained).

Action by: L. Beckwith

11:40 A.M.

Moved by C. Forster

Seconded by B. Timms

That the Board rise with report.

CARRIED

New Business

4.1. Revised 2011 Capital Budget - Report 10-96-4.2.

The Board approved the 2011 Capital Budget in August of this year. Since that time staff has discovered three elevator replacements that need to be moved up to 2011. This required postponing some capital jobs to later years in order to maintain the original total request for the 2011 Capital Budget.

Moved by H. D'Angela

Seconded by A. King

That Niagara Regional Housing Board of Directors approves the Revised 2011 Capital Budget for submission to Regional Council for approval.

CARRIED

4.2. Establishment of Local In-Situ Housing Allowance Program - Report 10-96-4.1.

This local program is proposed to respond to NRH's growing waitlist, and will provide a temporary subsidy to applicants where they currently live.

Moved by K. Blackley

Seconded by C. Jolliffe

That Niagara Regional Housing Board of Directors approves the establishment of a two-year in-situ housing allowance program within NRH's temporary Rent Supplement Program.

CARRIED

4.3. Family Support Worker Pilot Update

Under the *Social Housing Reform Act, 2000* tenants must pursue all possible sources of revenue. Prior to the Family Support Worker (FSW) Pilot program, NRH had no way of determining if tenants were pursuing all entitlements to child and/or spousal support. The FSW assists NRH tenants, who are not in receipt of Ontario Works, in locating their former spouses and navigating through the legal system.

The salary for the FSW is split 50/50 with Community Services. Recently Community Services requested additional funding (NRH 80%) to expand the FSW's activities beyond St. Catharines which was the original scope of the pilot. The rationale is that there will be greater time spent on travel time and reduced time on client services.

To date, NRH revenues will increase by \$432 per month or \$5,184 annually as a result of this program. NRH paid salary expenses of approximately \$30,000 yearly for the FSW. It is expected that there will be greater revenues as the pilot progresses and legal settlements are made.

The Board directed staff to bring a full report to the next Board meeting. The report should include Community Services statistics on the amount recovered and the total cost of Community Services program since the program started. Additionally the report should clarify the criteria for recovering funds for victims of spousal abuse if obtaining that information could put clients at risk.

Action by: M. MacLellan

4.4. Provincial Housing Strategy

Staff advised that the 3rd reading of the Housing Services Act, 2010 is expected in June 2011; this act will repeal and replace the *Social Housing Reform Act, 2000*. Changes to the Residential Tenancies Act, the Planning Act and program delivery including rent calculations, waiting list, Ministerial consent etc. will result from the new act. The Board will be appraised of changes as they are announced.

4.5. Bill 168 – Training for Board (video)

12:30 P.M. All agreed to continue meeting through lunch and postpone video to after the meeting.

5. General Manager's Report

5.1. Financial Statement, November 30, 2010 - Report 10-96-5.1.

NRH is still projecting a surplus, at the last meeting the Board submitted a request to Council regarding the proposed distribution of any NRH 2010 surplus.

*Moved by C. Forster
Seconded by C. Jolliffe*

That the Niagara Regional Housing Board of Directors approves the Financial Statements as at November 30, 2010.

CARRIED

5.2 Roehampton Fire

NRH assisted Community Services in the placement of families affected by the fire. The homeless families in Market Rent units were taken in, on a temporary basis, by a housing provider in the area who had available units. If these units had not been available, the displaced households would have had to remain in the hotel for an extended period of time or find alternate accommodations that may have required them to sign a lease for a minimum period of time

5.3 Public-at-Large Vacancy

Staff advised that there were 12 applications for the vacant Public-at-Large position.

6. Chair's Report

The Chair met with Carolyn Kearns, the consultant retained to perform the governance review. She appeared to be genuinely interested in what's best for the delivery of affordable housing.

C. Jolliffe advised that housing providers should be interviewed, as NRH has a very good reputation with other regions as the "go to" people for explanation and implementation of legislation.

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 June 15, November 2 & 30, 2010 appeal hearings, provided for information.

7.5. Tender Awards Committee, A. King, Chair

No minutes.

7.6. Operating Agreement Steering Committee

No minutes.

13. Adjournment

Motion to Adjourn at 1:10 P.M.

Moved by A. King

Seconded by B. Hannah

Minutes Approved:

Vern G. King
Chair

Virginia Amato per
Secretary *B. Baker*

- 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

- 8.1. *Affordable Housing Stock Grows*, Niagara This Week, St. Catharines Edition, November 18, 2010
- 8.2. *Affordable housing key in turning life around*, Niagara This Week, November 24, 2010
- 8.3. *Region recruiting for committee members*, Niagara This Week, November 30, 2010
- 8.4. *Niagara Regional Housing Welcomes Provincial Long-Term Affordable Housing Strategy*, Media Release, November 29, 2010

9. **BREAK** – taken earlier for lunch.

10. **Presentation** – Board Training Video on Workplace Violence postponed till after meeting.

11. Other Business

There was no other business.

12. Next Meeting

General meeting for Election of Officers and Regular Meeting:
Friday, January 28, 2010 @ 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
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