



NIAGARA REGIONAL HOUSING

Campbell East, 3rd Floor
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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#86 – 2010

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

Monday, January 18, 2010 – 1:00 P.M.

Attendees

Directors/

Members: K. Murray, C. Jolliffe, A. King, P. O'Neill,
T. Siemens, B. Baker, J. Osczytko, B. Timms
C. Forster, H D'Angela at 1:05 P.M.

Regrets: B. Hannah, D. Eke, S. Cordiner, G. Marshall

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

Regional

Staff: D. Mino, Programs Financial Analyst

A quorum being present, the meeting was called to order at 1:03 P.M.

1. Adoption of Agenda/Declaration of Conflict

Moved by P. O'Neill
Seconded by J. Osczytko

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

Tim Siemens
Stakeholder, St. Catharines

Bruce Timms
Councillor, St. Catharines

Conflicts

P. O'Neill and J. Osczykko both declared a conflict with item 4.8 – Canada-Ontario Affordable Housing Program, 2009 Extension Recommended Projects – February 2010 Submission.

2. Approval of November 27, 2009 Minutes

Item 4.2., line 4 of motion - add "approved" before minutes.

Moved by A. King

Seconded by C. Jolliffe

That, the amended minutes of the November 27, 2009 meeting be adopted.

CARRIED

2.1. Business Arising

H. D'Angela joined the meeting at 1:05 P.M.

Updates from the General Manager:

4.1. Bellevue St., Niagara Falls – Letter was sent to City of Niagara Falls

4.3. Ontario Long Term Affordable Housing Strategy Draft Response to the Ministry of Municipal Affairs and Housing (MMAH) – Revised response was forwarded to the MMAH.

3. Closed Session – 1:06 P.M.

Moved by C. Forster

Seconded by T. Siemens

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

- 1. Proposed or pending acquisition of land by the municipality or local board regarding a Housing Provider; and,***
- 2. To consider advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Approval for Housing Provider Sale of Units***

CARRIED

3.1. Project in Difficulty – Report IC 10-86-3.1.

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

That Niagara Regional Housing Board of Directors receives confidential report IC 10-86-3.1, dated January 18, 2010 respecting a Housing Provider and the recommendations contained therein be approved.

CARRIED

3.2. Approval in Principle for Housing Provider Sale of Units - IC 10-86-3.2.

Following staff presentation of report and ensuing discussion it was

*Moved by C. Forster
Seconded by T. Siemens*

That decision be deferred, until additional information is obtained.

CARRIED

1:50 P.M.

*Moved by T. Siemens
Seconded by C. Forster*

That the Board with rise report.

CARRIED

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

*Moved by T. Siemens
Seconded by P. O'Neill*

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

Personal matters about an identifiable individual including municipal or local board employee

CARRIED

3.3. Staffing Issues (verbal)

The General Manager advised Board of current action.

2:00 P.M.

Moved by C. Forster

Seconded by T. Siemens

That the Board without rise report.

CARRIED

Staff returned to the meeting.

4. New Business

4.1. Update and Extension on "Reason to Refuse Former Tenant Household Evicted for Cause" – Report 10-86-4.1.

Moved by T. Siemens

Seconded by H. D'Angela

1. ***That Niagara Regional Housing Board of Directors receives report 10-86-4.1., dated January 18, 2010 an Update on Reason to Refuse Former Tenant Households Evicted for Cause; and,***
2. ***That the Niagara Regional Housing Board of Directors extend the "Reason to Refuse Former Tenant Households Evicted for Cause" pilot policy for an additional year.***

CARRIED

4.2. Guideline – G4 Death of a Tenant – Report 10-86-4.2.

4.3. Guideline – G15 Emergency Entrance to Unit Due to Suspicion of Medical Emergency – Report 10-86-4.3.

Moved by C. Forster

Seconded by T. Siemens

That Niagara Regional Housing Board of Directors receive reports, dated January 18, 2010, 10-86-4.2. and 10-86-4.3. G4 Death of a Tenant and G15 Emergency Entrance to Unit Due to Suspicion of Medical Emergency respectively, for information.

CARRIED

Staff was requested to forward guidelines to housing providers.

Action by: W. Thompson & M. Fearnside

4.4. Establishment of a Two-Year Eviction Prevention Program (EEP) for Market Households – Report 10-86-4.4.

Staff advised that housing provider communities are experiencing an increase in the number of market households at risk of eviction due to the economic downturn (i.e., arrears resulting from loss of employment). This program will promote stability to market households by providing a temporary rental subsidy for those experiencing a significant reduction in employment income. It will also reduce housing provider costs associated with evictions, arrears, vacancy loss and unit maintenance due to turnover.

Moved by B. Baker

Seconded by B. Timms

That Niagara Regional Housing Board of Directors approves the establishment of an Eviction Prevention Program (EPP) for housing provider market households for a two-year period.

CARRIED

4.5. Affordable Housing Applicant – Municipal Selections – Report 10-86-4.5.

Moved by P. O'Neill

Seconded by T. Siemens

That Niagara Regional Housing Board of Directors receives report 10-86-4.5., dated January 18, 2010, regarding Affordable Housing Applicant – Municipal Selections, for information.

CARRIED

4.6. Ontario Municipal Benchmarking Initiative (OMBI) Results for 2008 – Report 10-86-4.6.

Attention was drawn to the third social housing comparator, *Efficiency Measure – How much does it cost to provide a social housing unit*. The published results in the in the 2008 OMBI report were based on incorrect data. Inserting the correct data would place Niagara as the 5th lowest cost provider of social housing compared to the other participants in OMBI.

The following charts were distributed to the Directors to provide additional clarity on income levels in Niagara and the effect on OMBI Measures:

- Excerpt from 2008 OMBI Data - Affordable Housing Wait List Numbers
- 2005 Median Income After Tax-Persons 15 Years and Over
- Median Earnings – Persons 15 Years and Over Who Worked Full Year Full Time 2006

*Moved by B. Timms
Seconded by T. Siemens*

That the Niagara Regional Housing Board of Directors receive report 10-86-4.6, dated January 18, 2010, OMBI Results for 2008, for information

CARRIED

Staff was directed to add population beside the waitlist numbers.

Action by: L. Beckwith

**4.7. 4th Quarterly Report to Council October 1 to December 31, 2009
– Report 10-86-4.7.**

A revised page 2 of the report was distributed.

Staff was pleased to announce the tenant enthusiasm for the Aging in Place, Wellness Supportive Living Program, offered in four NRH owned communities. The program allows seniors to remain in their units longer as opposed to moving to a long term care facility.

*Moved by T. Siemens
Seconded by C. Forster*

That the NRH Quarterly Report to Council – October 1 to December 31, 2009 be approved and forwarded to Regional and Municipal Councils

CARRIED

**4.8. Canada- Ontario Affordable Housing Program, 2009 Extension
Recommended Projects – February 2010 Submission – Report 10-86-4.8.**

The final report was distributed to replace the draft report sent out with packages. A map of Niagara illustrating the regional distribution of Pilot, Wave 1 and proposed development under the new Canada-Ontario Affordable Housing Extension Program, was also distributed. M. MacLellan reviewed the selection criteria and presented a slide show, indicating highlights of each project in Appendix II.

*Moved by A. King
Seconded by C. Jolliffe*

That Niagara Regional Housing Board of Directors recommends to the Public Health & Social Services Committee and subsequently to Regional Council that:

- 1. The “List of Recommended Projects – February 2010 Year 2, Submission” under the Canada-Ontario Affordable Housing Program, 2009 Extension be submitted to the Ministry of Municipal Affairs and Housing for approval; and,***

- 2. This report be forwarded to the Integrated Community Planning Committee for information.**

CARRIED

Action by: M. MacLellan

5. General Manager's Report

Office Reconfiguration

Directors were advised that the NRH 3rd floor office space would be undergoing reconfiguration over the next few weeks in order to accommodate one additional work station.

Region's 40th Year Logo

Letter dated January 4, 2010, from B. Timms, Chair 40th Anniversary Planning Committee to NRH Chair regarding use of Niagara Region's 40th Anniversary Logo.

Moved by B. Timms

Seconded by A. King

That, wherever NRH uses the Regional logo, the Region's 40 Year Anniversary Logo be used for the remainder of 2010.

CARRIED

SHSC Recognition of NRH as Consistent Top Performer in the Housing Access Category

No formal presentations being made at this time. NRH was recognized for cost savings in the area of Housing Access when compared to other Service Managers. SHSC's next phase is to investigate scope of services offered and any best practices.

6. Chair's Report

Letter to MMAH re AHP Funding for Niagara

Although, based on Board direction, staff forwarded a letter for Council support, it was decided that meeting with Jim Bradley first would be more appropriate. The NRH Chair and General Manager met with the Regional Chair and Minister Bradley to discuss the overwhelming response from Developers (43) wishing to build affordable housing in Niagara and the disappointing lack of substantial funding for Niagara's submission of 18 shovel ready recommended projects.

The Minister was very supportive and made recommendations to assist staff with cover letter for the 2010 submissions.

Closed Session – 3:39 P.M.

Moved by P. O'Neill
Seconded by C. Forster

3.2. That the meeting move into closed session to consider information of a confidential nature regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Approval for Housing Provider Sale of Units

CARRIED

Moved by P. O'Neill
Seconded by H. D'Angela

That approval for Housing Provider Sale of Units, IC 10-86-3.2., which was deferred earlier in the meeting, be brought back for consideration.

CARRIED

Staff obtained additional information requested during the first closed session of this meeting.

Moved by A. King
Seconded by T. Siemens

That Niagara Regional Housing Board of Directors receive confidential report IC 10-86-3.2, dated January 18, 2010 respecting Approval for Housing Provider Sale of Units and the recommendations contained therein be approved.

CARRIED

3:43 P.M.
Moved by T. Siemens
Seconded by B. Baker

That the Board rise with report.

CARRIED

7. Committee Reports

7.1. Executive Committee, Karen Murray, Chair

No minutes

7.2. Governance Committee

No report.

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

No approved minutes

7.4. Applicant/Tenant Appeals Committee

No minutes

7.5. Tender Awards Committee, A. King, T. Siemens, Chairs**7.6. Operating Agreement Steering Committee**

No minutes.

7.7. Tenant Advisory Group, B. Hannah

Minutes of the September 1, 2009 meeting provided for information.

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

No meeting

7.9. Community Advisory Group, B. Baker, Chair

No Minutes.

8. For information**8.1. Action Items from Previous Meetings*****Correspondence/Media*****8.2. Staff Newsletter, NRH COMMUNICATOR, December 2009****9. BREAK – not required****10. Presentation – see 4.8.****11. Other Business*****SHRRP Funding Enables Program that Benefits Youth and Environment***

B. Baker reported on an innovative program, formed through partnerships with private sector contractors, the non-profit sector, local foundations, co-operative housing and youth. Partners include: Niagara Peninsula Homes, the federal government (Service Canada), the Province, Niagara Regional Housing, Niagara Region, Trillium and Niagara Foundation.

The *Team Energi Program*, developed by Niagara Peninsula Homes provides youth a work experience combined with being signed up as Construction Craft Worker apprentices. The youth work under the supervision of local contractors and a certified

carpenter. Dave Young from Keifer Developments is co-ordinating the program and created the training component; the first phase was a pilot accepting 6 youth into the program.

Under D Young's supervision 90 housing units have had energy and water conservation retrofits as well as mould remediation. The youth have installed 90 HRV's, over 100 toilets, bathroom fans and timers and undertaken mould remediation work where there is limited contamination. They were also responsible for conservation measures such as general air sealing and insulation, installation of 90 thermostats and changing the landscaping to drought resistant planting. Climate Action, the local green community, co-ordinated changing the landscaping to drought resistant plantings with Team Energi staff, co-op members and over 90 youth from across Canada.

Niagara Peninsula Homes has now taken on another 12 new youth in the first phase of the program which combines skills training, work experience and the softer skills development in order to maintain a job. OW is supporting this program, Job Connect agencies, Service Canada, Trillium and the Niagara Foundation (the latter for the plantings).

B. Baker thanked NRH staff, for their support in ensuring the funding was in place for the co-ops to buy the materials needed and pay for the contractors and TEAM ENERGI. If this did not happen then none of the above would have been possible; no housing provider could have raised the necessary funds to pay for all of this.

Niagara Peninsula Homes has applied to do the same program targeting women. Additionally, they have applied for funding and hope to secure funds to hire GLOBE to train two youth to become trainers of other youth in the co-ops receiving all these retrofits to become community champions on energy and water conservation.

Complaint re Stamford Court

Complaint raised by C. Forster regarding a tenant who was stuck in the elevator at Stamford Court. Tenant was not aware of emergency response button. Signs are now posted in elevators and tenants are reminded about emergency button at tenant meetings.

Staff was directed to email C. Forster details and what has been done to prevent further occurrences.

Action by: D. Silver

RSP Landlord charging \$250.00 for Blinds

C. Jolliffe advised she had become aware of a household who was moving into a rent supplement building and was told by the landlord that they would have to pay \$250.00 for the blinds in their unit. Staff has made it clear to this landlord on several occasions that additional charges to RSP tenants for blinds are not allowed.

C. Jolliffe to have the RSP household provide details to M. Fearnside, who will follow up with the RSP Landlord.

Action by: C. Jolliffe & M. Fearnside

12. Next Meeting

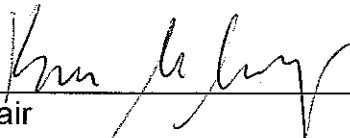
Friday, February 26, 2010 @ 9:00 A.M.
NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road, Thorold, ON

13. Adjournment

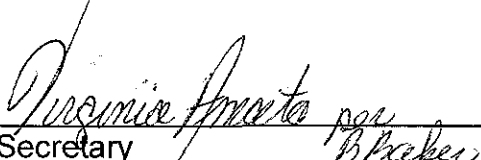
Motion to Adjourn at 4:00 P.M.

Moved by T. Siemens
Seconded by A. King

Minutes Approved:



Chair



Secretary