

**Kenora District Services Board
Minutes of the Social Housing Committee Meeting
Held at Tenant Lounge of Patricia Plaza 30-3rd Avenue Sioux Lookout
June 19, 2007**

Attendance:

Jack McKenzie, Chair: Present
Garry Parkes: Present
Joyce Timpson Present
Sten Lif: CAO- KDSB: Present
Adrian De Porto: Director of Housing Services

The minutes were recorded by Adrian De Porto

1. Call to Order:

1.1. The meeting was called to order at 10.00 am by the chair Jack McKenzie on June 19, 2007.

2. Approval of Agenda:

2.1. Additions or Deletions to the Agenda:

- 2.1.1. Item 4.1: Deputation from Bill Johnson of KPCFS
- 2.1.2. Item 4.2: Deputation from Joan May- tenant of Patricia Plaza
- 2.1.3. May 31, 2007 Financial Position Included in Housing Directors Report
- 2.1.4. Item 8.3 Machin Non-Profit Housing Corporation
- 2.1.5. Item 6.6 Update on energy plan.

2.2. The agenda was approved by Resolution SHC 2007-1.

3. Disclosure of Interest and the General nature Thereof

3.1. There were on conflict of interest declared.

4. Delegations and Deputations

4.1. Bill Johnson-Kenora Patricia Child and Family Services. Mr. Johnson requested to present the case for social housing units to be leased to Kenora Patricia Child and Family Services for use as Foster Care Homes to be either staffed by KPCFS employees or foster parents. The presentation discussed the processes, and need for the units. Mr. Johnson explained that the agencies wanted to have the children closer

to their family and therefore the request for 1 or 2 units in both Red Lake and Sioux Lookout. It was explained to Mr. Johnson by the chair that KDSB is not allowed as part of their mandate to lease units as requested. KDSB would require Ministerial Approval to lease units. KDSB will therefore do the following: 1. Present to the Board of Directors on June 28, 2007 the request from KDCFS. 2. If the Board approves then a letter will be sent to the Minister for permission to lease units to KPCFS for use as Foster Parent homes. 3. Issue a letter to Red Lake Municipal Non-profit Housing Corporation stating that if they wish to lease units to KDFCS then they should make a formal request of KDSB. The request to the Board of KDSB is made through Resolution numb SHC-2007-7.

4.2. Joan May requested if she could make a presentation to the SHC. Joan May is a tenant of Patricia Plaza and heads the informal Tenant Group of the Plaza. Her requests were as follows.

4.2.1. Security and Safety. The locking of the main door at night has definitely stopped the unwanted traffic in the building. However there appears to be drunks in the back side of the building sleeping on the picnic table. When calling the police Joan States that they did not consider the matter urgent. Joan is requesting that that KDSB discuss the matter with the police. The committee requested staff to: 1. Develop a capital request for fencing the front area off to restrict access to the back of the property. 2. Contact the OPP detachment commander and arrange a meeting with him or his designate, and then arrange a meeting for the police to attend a tenant group meeting.

4.2.2. Security and Safety. Ms. May stated that some tenants were threatening others. The immediate response is to ensure that the OPP are called and then contact KDSB for follow-up with the tenant. At the next tenant meeting KDSB will discuss the procedure for tenant complaints.

4.2.3. Sioux Towers vs. Patricia Plaza. The tenants of Patricia Plaza feel like some services of Sioux Towers do not extend to Patricia Plaza. It was discussed that Sioux Towers is a designated special needs building making tenants there eligible for certain services. A meeting is to be arranged by KDSB with the manager of the Non Profit to discuss who the service providers are and to what extent those services can be expanded to Patricia Plaza.

4.2.4. There needs to be more sensitivity to the needs of seniors in general as noted in the discussions above.

4.2.5. The actual building it self is aging and it was noted that the following are concerns: Cold floors in winter, stoves are hot and can burn tenants, and bathrooms are not accessible for those in

wheelchairs and walkers. The cold floor issue has been discussed and funds to be placed in 2007 budget or from other arrears as approved by the committee. Stoves are currently being replaced with energy efficient models for the next several budget years. Bathroom renovations will be reviewed.

- 4.2.6. The issue of racism was discussed and it was stated that it runs rampant between the tenants. It was noted there is a Race Relations Committee in Sioux Lookout and they are to be contacted for Sensitivity Training by Joyce Timpson and Housing Director.

5. Minutes of Previous Meetings

- 5.1. The minutes of the May 17, 2007 meeting were reviewed for additions corrections.
- 5.2. The Committee approved the minutes of the May 17, 2007 meeting by resolution SHC-2007-2.

6. Unfinished Business

- 6.1. The Director of Housing services is to follow-up with the corporate lawyer to discuss the progress of the dissolution of KDHC. Specifically how many meetings are required to wind up the corporation (KDHC).
- 6.2. Parkview: Parkview has been declared 50 percent complete which allows KDSB eligible for a second installment of the provincial grant in the amount of \$500,000 (less 10 percent holdback). KDSB has applied for the grant. There has been a significant additional cost for the brick replacement because much more brick needed to be replaced. Overall the job is going well and the planned completion date in the late fall of 2007 is achievable.
- 6.3. Minaki.
 - 6.3.1. The committee with resolution SHC-2007-3 entered into an in camera meeting to discuss property issues.
 - 6.3.2. The committee with resolution SHC-2007-4 resumed the regular board meeting.
 - 6.3.3. The Housing Director is to contact the Ministers office with the final information, and reserve bids were established for recommendation to the Board of Directors.
- 6.4. Door Funding was discussed. Resolution number SHC-2007-5 was approved. The resolution provides the recommendation from the SHC

to the board for apportioning of part of the DOOR funding. The committee agreed to hold off on any decision on the allocation of the remaining DOOR funds until after the report on seniors in the district has been received.

6.5. Ear Falls Front Door replacement: Resolution number SHC-2007-6 was approved which is a recommendation to proceed with the contract.

6.6. Energy Audit Update. As part of the overall energy strategy KDSB applied and has received significant subsidy to have 260 units reviewed with an energy Audit. A budget has been approved by the SHC in The Door funding resolution to cover KDSB's portion. The Energy Audits will form a major part of the overall energy strategy.

7. Business:

7.1. Project Approvals

7.1.1. Review of RFP for parking lot design tabled until it can be determined if the respective communities would approve permits for construction. This information is to be brought to subsequent meetings.

7.1.2. Hot Water Tank Follensbee. The committee approved the installation of the second hot water tank in this building with the provision that it not be utilized until the first tank is non functional. The tank will be installed, tested and then isolated from the system.

7.2. New Format for Resolutions for SHC Committee. A new format whereby formal resolutions are required started with the June 19, 2007 meeting.

8. Other Business

8.1. Housing Director's Report

8.1.1. The director discussed the May 31, 2007 reporting noting that May 31, expenditures were very close to budget, rental revenues exceeded budget, current arrears are virtually the same as April, Former Tenant arrears had increased, applications on hand had increased, vacancies were reduced, suite turnover were reduced, and the number of market renters had been reduced.

8.2. Joyce Timpson has applied to be on the Board of the Social Housing Services Corporation and wanted to comment on how impressed she was with the organization.

8.3. Machin Municipal Non-Profit Housing Corporation. The director received a verbal request for funding from the Municipality of Machin for funds for a water treatment plant in Eagle River. A formal request for funding must come from the Non-Profit and not the Municipality. The Non-Profit is to be instructed on this. KDSB is also requesting to be included as an observer at the Machin Non-profit Housing Corporation board meeting when discussing this topic.

9. Recommendations:

9.1. That the board approves the sending of a letter to the Minister requesting permission to provide 2 to 4 units of social housing in Red Lake and Sioux Lookout to Kenora Patricia Child and Family Services for use as foster home units. (SHC-2007-07).

9.2. That the board of directors approves the recommendations for the DOOR funding (SHC-2007-05).

9.3. That the Board of Directors approved the award of a tender to Terra Deco in the amount of \$40,153 (SHC-2007-06).

10. Adjournment

10.1. The meeting was adjourned by the chair at 3.05 pm.

The next meeting is July 16, 2007 at 10.00 am and is to be held in the Sunset Leisure Senior's Building located at 41 Balsam In Ear Falls.

Minutes Approved: July 25th, 2007

Moved by: Garry Parkes

Seconded by: Joyce Timpson