



**MINUTES**  
**of the October 25, 2007**  
**MANITOULIN-SUDBURY DSSAB BOARD MEETING**  
held in Espanola's DSSAB Mead Street Boardroom

Present: Lou Addison, Gary Brown, Jean-Marc Chayer, Ray Chénier, Earle Freeborn, Les Gamble, Dennis Golden, Bruce Killah, Mike Lehoux, David Leonard, Al MacNevin, Jack McMillan, Morgan Pitfield, Dean Wenborne

Staff: Gary R. Champagne, CAO; Suzanne Bouchard, E.A. (Recording Secretary); Connie Morphet, Director of Finance; Fern Dominelli, Director of Social Services; Peter Bradley, Manager, Housing Services; Jeff Horseman, Director of EMS, Aurel Malo, HR Consultant

Guest Speaker: Fiona Chapman, Manager of Policy & Research,  
Social Housing Services Corporation (SHSC)

Observer: Shelley Quibell, Councillor, Municipality of St. Charles

Media: Alicia McCutcheon, Manitoulin Expositor  
Roz Raby, Mid-North Monitor

**1.0 CALL TO ORDER**

Chair Ray Chénier called the meeting to order at 10:00 a.m.

**2.0 ADOPTION OF AGENDA**

**Resolution No. 07-77**

**Moved by:** Earle Freeborn **Seconded by:** Lou Addison

THAT the agenda be adopted as amended.

**Carried**

**3.0 DECLARATIONS OF CONFLICT OF INTEREST**

There were no declarations of conflict of interest.

**4.0 PRESENTATION: "How to Extend the Health and Safety of Social Housing"**

In his introduction of Fiona Chapman, Gary Champagne indicated that he had the pleasure of recently meeting Fiona as a result of his recent appointment to the Board of the Social Housing Services Corporation (SHSC). He noted that the SHSC is an independent, provincial in scope non-profit agency, created some seven years ago to assist municipal service managers and non-profit housing providers alike with the management of the social housing obligations divested to them.

He cited the SHSC's accomplishments when it comes to grouped investments that yield higher rates, the promotion of sound energy conservation investment

savings programs and the production of quality research documents as examples of the fact that the SHSC leads by example when it comes to its promotion of the wise use of resources, good management and sound innovative and comprehensive capital planning that it advocates and that Mrs. Chapman will be speaking to.

Fiona Chapman, Manager of Policy & Research with the Social Housing Services Corporation (SHSC) ran the Board through a Power Point Presentation highlighting items elaborated upon in other SHSC Research Reports that can be accessed at its [www.shscorp.ca](http://www.shscorp.ca) website.

Mrs. Chapman's presentation, which was followed by a healthy Q&A discussion of those points, consisted of both:

1. an overview of the key "operating environment pressures" facing Ontario's Municipal Service Managers and their member municipalities in their management and planning of the locally appropriate mix of sustainable social housing responses available to maintain the health of their communities; and
2. suggested ways of improving the operating environment facing Ontario municipalities when it comes to their social housing responsibilities.

Fiona premised her remarks by noting that the SHSC presentation was based on core SHSC beliefs:

- a) That the availability of well-funded, well-managed affordable social housing is integral to stable, healthy communities, and
- b) That local government is the order of government best placed to respond to the social housing needs of their communities; and
- c) That the Social Housing Reform Act (SHRA) needs to be streamlined to provide a social housing framework which does not micromanage municipalities and housing providers - but encourages and rewards good business practices. As it now stands the SHRA acts as a straightjacket that unfortunately decreases the flexibility municipal service managers need to serve their communities and at the same time increases the financial risks municipalities are exposed to.

Building on the last point, Fiona indicated that with the Province no longer paying for social housing but continuing to dictate how it is run and the Federal government gradually weaning municipalities off federal funding at an ultimate cost of over \$100 million per year, Municipal Service Managers and their member municipalities find themselves on the precipice of a very slippery slope when it comes to the financial sustainability of the social housing responsibilities that were downloaded to them.

*Without significant changes to the way the social housing business is now managed, it will be impossible for municipalities to sustain the social housing they have much less respond to the future affordable housing demands of their communities.*

Referring to Housing as a capital investment that should be treated as an asset and not as a liability, Fiona advanced that:

- in an unnecessary and overly-cautious twist of "say for pay", the Province retained mortgage administration while municipalities are

responsible for both the carrying costs and the potential mortgage default. While the Province claims that by indemnifying mortgages with CMHC, it carries the contingent liability; the fact is that, under the Social Housing Reform Act (SHRA), it is municipalities that clearly bear the financial risk.

Fiona pointed out that, in an effort to build the ladders necessary to sustainable solutions:

- a) Municipalities need clear authority in critical areas where they bear the financial risk; and
- b) The Province needs to work with social housing stakeholders to increase the accountability and transparency of mortgage administration by transferring it to the municipal sector; and
- c) Municipalities require flexibility in the tools available to ensure benefits for future generations; and
- d) As indicated in this DSSAB's September Board minutes [Resolution # 07-74](#), the Province should cease incorporating 100% municipally funded social assistance costs into municipal social housing budgets at a cost of \$175 million of municipal property taxes per year.

In her concluding remarks, Fiona Chapman stated that Municipal Service Managers and their member municipalities face a number of serious challenges that include deteriorating buildings, increased administrative burdens and an increasingly impoverished tenant population. She stated that their staffs face the mind-numbing task of administering up to 44 different housing programs, depending on how one counts them. She pointed out that while they may have two identical housing projects side by side, they are often strapped with completely different rules for operating and reporting.

Repeating earlier comments that the Social Housing Reform Act (SHRA) acts as a straightjacket that needs to be streamlined to provide a social housing framework which does not micromanage municipalities and housing providers - but encourages and rewards good business practices, encourages greater integration with educational and economic opportunities, provides incentives for commitment and good management, and works hand-in-hand in support of a leadership role in energy conservation.

Citing the Board's many questions as tangible evidence of the engaging nature of what is obviously a well prepared and well researched presentation of the very relevant to municipalities material covered, Board Chair Ray Chénier thanked Fiona for her thought provoking presentation.

## 5.0 CLOSED SESSION

### **Resolution No. 07-78**

**Moved by:** Les Gamble **Seconded by:** Jean-Marc Chayer

THAT the Board move into closed session at 10:55 a.m. to discuss Property and Human Resources and Labour Relations matters. **Carried**

### **Resolution No. 07-79**

**Moved by:** Earle Freeborn **Seconded by:** Bruce Killah

THAT the Board adjourn this closed session at 11:45 a.m. **Carried**

**CLOSED SESSION REPORT**

During its Closed Session, the Board discussed:

- Property matters pertinent to its Noëlville, Hagar and Foleyet Ambulance Stations;
- H.R. and Labour Relations matters pertinent to pending EMS arbitrations and Mediation matters; the CUPE Collective Agreement; 2008 Non-Union Personnel Salaries & Benefits; Staff Changes and Ontario's introduction of a new February Statutory Holiday known as Family Day.

**5.1. Noëlville Ambulance Station****Resolution No. 07-80**

**Moved by:** Jean-Marc Chayer **Seconded by:** David Leonard

BE IT RESOLVED THAT the Board accept its Administration's recommendation that the Manitoulin-Sudbury DSSAB enter into a lease of a new 2480 square foot ambulance station to be built as part of the Noëlville based Municipality of French River Municipal Complex as per the terms and conditions set out in a letter to the Municipality and to be agreed to between the Municipality of French River and the Manitoulin-Sudbury DSSAB and to be brought back to the Property Committee for a recommendation to the Board.

**Carried**

**5.2. Hagar & Foleyet Ambulance Stations****Resolution No. 07-81**

**Moved by:** Les Gamble **Seconded by:** Dean Wenborne

THAT the Property Committee prepare a recommendation to the Board regarding the Hagar EMS property and the Foleyet EMS property.

**Carried**

**6.0 MINUTES****Adoption of Minutes of September 27, 2007****Resolution No. 07-82**

**Moved by:** Morgan Pitfield **Seconded by:** Jack McMillan

THAT the Minutes of the September 27, 2007 Board meeting be approved.

**Carried**

**7.0 BOARD COMMITTEE REPORTS****7.1 Finance Committee Report**

Committee Chair, Gary Brown, reported that the Finance Committee had met on October 16<sup>th</sup> and again on October 24<sup>th</sup> to discuss Year 2008 Program Support, EMS, Social Assistance and Children's Services Department budgets as well as the 3<sup>rd</sup> Quarter Financial Report. Mr. Brown pointed out that the Committee anticipates having a final 2008 Budget recommendation ready for presentation to the Board at its November 22<sup>nd</sup> meeting.

**7.2 Human Resources Committee Report****Resolution No. 07-83**

**Moved by:** Earle Freeborn **Seconded by:** Jack McMillan

THAT the Board accept the Human Resources Committee recommendation that salary scales of the Board's non-bargaining unit personnel be increased by 3% effective as of January 1, 2008.

**Carried**

**Resolution No. 07-84**

**Moved by:** Bruce Killah **Seconded by:** Al MacNevin

THAT the Board contribute \$1000 towards the 2007 DSSAB Staff Christmas Party.

**Carried**

**8.0 CAO REPORT**

**8.1 Operational Management Reports**

The following Departmental Reports were circulated:

- **Children's Services Report**
- **Ontario Works Report**
- **Social Housing Report**
- **Emergency Medical Services (EMS) Report**
- **Third Quarter Financial Report**

**Resolution No. 07-85**

**Moved by:** Al MacNevin **Seconded by:** Jean-Marc Chayer

THAT the Board Committee and CAO's Reports be accepted.

**Carried**

**9.0 OTHER BUSINESS**

**9.1. CAO Evaluation**

The Chair reported on the progress of the Board's CAO Performance Appraisal process noting that the next step involves a meeting which he and H.R. Board Committee Chair will have with the CAO to discuss the aggregated result of the individual Board member CAO Appraisal scores and comments collated. A report re: same to be brought to the Board at its next Board meeting.

**9.2. FONOM Leaders' Summit**

Gary reported that many interesting issues had been brought to the table at the recent FONOM Leaders' Summit in Timmins. The Chair indicated that he would be circulating documentation re: same to the Board when it was received.

**10.0 ADJOURNMENT Resolution No. 07-86**

**Moved by:** Morgan Pitfield **Seconded by:** Lou Addison

THAT we do now adjourn at 12:20 p.m. until the next regular meeting to be held on November 22<sup>nd</sup> in the DSSAB's Espanola Mead Blvd. Boardroom.

**Carried**

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Chair

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Chief Administrative Officer  
(Secretary Treasurer of the Corporation)