

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-7/2016

The Board of Directors of Peel Housing Corporation met on September 15, 2016 at 8:41 a.m., in the Regional Council Chamber, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: D. Austin; C. Fonseca; M. Mahoney*; R. Mendis; G. Miles; E. Moore♦; B. Shaughnessy

Directors Absent: F. Dale, due to a personal matter; S. Elias; J. Mirza

Also Present: D. Szwarc, Chief Administrative Officer; J. Sheehy, Commissioner of Human Services; M.S. Mwarigha, General Manager; D. Bingham, Treasurer; J. Arcella, Deputy Treasurer, B. Colavecchia, Manager, Housing Operations and Tenancy Management; P. O'Connor, Corporate Counsel; A. Macintyre, Corporate Secretary; C. Thomson, Deputy Corporate Secretary; V. Montesdeoca, Legislative Assistant

Chaired by Vice-President Miles.

1. DECLARATIONS OF CONFLICTS OF INTEREST - Nil

2. APPROVAL OF MINUTES

2.1. Minutes of the Board of Directors Meeting (PHC-5/2016) meeting held on June 2, 2016

Moved by Director Austin,
Seconded by Director Mendis;

That the June 2, 2016 Peel Housing Corporation (PHC-6/2016) Board of Directors Meeting minutes be approved.

Carried 2016-62

3. APPROVAL OF AGENDA

Moved by Director Fonseca,
Seconded by Director Moore;

That the agenda for the September 15, 2016 Peel Housing Corporation Board of Directors meeting include an oral update on the Affordable Housing Program, to be dealt with under Reports – Item 5.7;

* See text for arrivals

♦ See text for departures

And further, that the agenda for the September 15, 2016 Peel Housing Corporation Board of Directors meeting include an oral In Camera report regarding personal matters about an identifiable individual, including Regional employees;

And further, that the agenda for the September 15, 2016 Peel Housing Corporation Board of Directors meeting be approved, as amended.

Carried 2016-63

Moved by Director Fonseca,
Seconded by Director Moore;

That Christine Thomson be appointed, in place of Curtiss Law, to the office of Deputy Secretary of Peel Housing Corporation effective September 15, 2016 to act at any time the office of Secretary is vacant, or if for any reason the Secretary is unable to act.

Carried 2016-64

4. DELEGATIONS

4.1 **Jeffrey Wood Partner, Ernst & Young LLP; and Christine Pacini, Partner, SHS Consulting,** Providing an Update on the Business Transformation and Strategic Plan

Received 2016-65

Moved by Director Austin,
Seconded by Director Shaughnessy;

That two workshops be scheduled to discuss the Strategic Plan, Business Transformation Model and the Shareholder Direction;

And further, that the two workshops be scheduled to take place as soon as possible and be held between 4:00 p.m. and 7:00 p.m.

Carried 2016-66

Jeffrey Wood, Partner, Ernst & Young LLP and Christine Pacini, Partner, SHS Consulting, presented an update on the Peel Living Business Transformation Project, including the findings of the Financial Viability Review and the Service Delivery Model Review. They provided an update on the status of the Tenant and Community Value and Strategic Plan and highlighted key strategic questions with the Board, as well as, discussed the Board's participation in the strategic planning process.

In response to a question from Director Mendis, Christine Pacini advised that Toronto Community Housing was not included in the review of local housing corporations due to its complexity and the age of its buildings, being much older than those in the Region of Peel.

M.S. Mwarigha noted that information related to the flow of engagement for the Board with respect to the development of the Strategic Plan was included in the materials provided as part of the General Manager's update.

Board Members discussed the need to have discussions on the business of social housing and Peel Living's future model to develop a better understanding of Peel Living's value to its tenants and the community.

Director Mahoney arrived at 9:21 a.m.

5. REPORTS

5.1. Twin Pines Project – Phase 1 Strategic Outcomes, Delivery Options and Business

Received 2016-67

5.2. Twin Pines Project Financing

Moved by Director Fonseca,
Seconded by Director Mahoney;

That the Board approve a loan request of \$1.5 million from the Region of Peel for the cost of the Twin Pines Project;

And further, that the Treasurer be authorized to execute the necessary loan documents with the Region of Peel for the total amount not to exceed \$1.5 million repayable at the call of the Commissioner of Finance and Chief Financial Officer of the Region of Peel or upon the request of the Treasurer to make re-payment;

And further, that the Treasurer be authorized to re-negotiate the terms of the loan and of the previous \$2.7 million loan from the Region of Peel for the purchase of 1725/1731 Dundas Street East upon the finalization of the future plans for the Twin Pines Project;

And further, that the Treasurer be authorized to establish a capital budget in the amount of \$1.5 million;

And further, that the Treasurer be authorized to execute the required documents with the Region of Peel.

Carried 2016-68

In response to a question from Director Mendis, M.S. Mwarigha advised that the additional required funds relate to site testing and internal charges related to the management of the project.

5.3. Twin Pines Infrastructure & Operational Status Report

Received 2016-69

5.4. Procurement Activity Semi-Annual Report - January 1 to June 30, 2016

Received 2016-70

5.5. **2015 Peel Housing Corporation Investment Report**

Received 2016-71

5.6. **Update on Garden Gate Circle Media Issue (Oral)**

Presentation by Janice Sheehy, Commissioner of Human Services

Received 2016-72

Janice Sheehy, Commisisoner of Human Services, provided a summary of the works undertaken to fix problems in a townhouse unit that was the subject of recent media coverage, as well as, next steps.

Janice Sheehy confirmed that all required work in the unit has been completed including the installation of new floor and fixtures in the powder room and added mobility bars; conducted pest control for mice; replaced glass in some windows and the patio door screen; raised and repaired the deck; completed the drywall including sanding and painting, and; replaced the electrical breaker box.

The Commissioner advised that an external contractor conducted a visual re-inspection of all units at Garden Gate Circle which focused on a number of major categories, including: mould; health and life safety equipment including smoke and carbon monoxide detectors; electrical and plumbing systems; windows and doors; and, general conditions inside and outside the unit. The same re-inspection process was undertaken at the Chamney Court community in Brampton and a full report on both re-inspections will be available in the near future.

To ensure that all systems are in working order, and to address improvements that are needed, a full-scale maintenance review is underway. The review will look at how maintenance requests are received, how work orders are generated and how the completed work is logged. It will also examine the building condition assessments and capital repair needs already noted on file. Staff will report to a future Board meeting with a complete report and action plan.

Councillor Moore noted the perceived confusion of Region of Peel staff reporting on an issue that falls under the authority of the Peel Housing Corporation Board of Directors.

The Commissioner of Human Services was requested by Councillor Mahoney to provide Members of the Board of Directors with a written summary of the actions being taken that can be shared with residents.

Additional Item – Item 5.7:

5.7 **Update on the Affordable Housing Program (Oral)**

This item was dealt with under Resolution 2016-77

Items Related to In Camera Matters – Items 8.1 and 8.2 were dealt with.

8. IN CAMERA MATTERS

At 10:06 a.m., the following motion was placed:

Moved by Director Shaughnessy,
Seconded by Director Fonseca;

That the Board of Directors of Peel Housing Corporation, in accordance with section 239(2) of the *Municipal Act, 2001*, as amended, proceed “In Camera” to consider the following:

- Closed Session Report of the Board of Directors (PHC-6/2016) meeting held on June 2, 2016

Additional Item:

- Personal matters about an identifiable individual including Regional employees

Carried 2016-73

Moved by Director Austin,
Seconded by Director Fonseca;

That the Board of Directors of Peel Housing Corporation proceed out of “In Camera”

Carried 2016-74

The Board of Directors of Peel Housing Corporation moved out of closed session at 10:47 a.m.

8.1 Closed Session Report of the Board of Directors (PHC-6/2016) meeting held on June 2, 2016

Received 2016-75

Additional Item – Item 8.2:

8.2 Personal Matters about an Identifiable Individual Including Regional Employees (Oral)

Received 2016-76

Additional Item – Item 5.7:

5.7 Update on the Affordable Housing Program (Oral)

Deferred to the October 6, 2016 Board of Directors meeting 2016-77

6. COMMUNICATIONS - Nil

7. GENERAL MANAGER'S UPDATE

Due to time constraints, the Vice-President requested that Board members review the material distributed by the General Manager and raise any questions at the next meeting of the Board.

8. IN CAMERA MATTERS

These Items were dealt with under Resolutions 2016-75 and 2016-76

9. OTHER BUSINESS - Nil

10. NEXT MEETING

Thursday, October 6, 2016, 8:30 a.m. - 9:30 a.m.
Regional Council Chambers, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

11. ADJOURNMENT

The meeting adjourned at 10:50 a.m.

G. Miles
Vice-President

A. Macintyre
Secretary