

**PEEL HOUSING CORPORATION
BOARD OF DIRECTORS
MINUTES**

PHC-6/2017

The Board of Directors of Peel Housing Corporation met on September 7, 2017 at 8:37 AM, in the Council Chambers, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: F. Dale; M. Mahoney; G. Miles; E. Moore; B. Shaughnessy

Directors Absent: C. Fonseca, due to a personal matter

Also Present: D. Szwarc, Chief Administrative Officer, Region of Peel; J. Sheehy, Commissioner of Human Services; D. Labrecque, General Manager; J. Arcella, Deputy Treasurer, M. MacCrae, Manager, Housing Operations and Tenancy Management; P. O'Connor, Corporate Counsel; K. Lockyer, Regional Clerk; C. Law, Deputy Corporate Secretary; S. MacGregor, Legislative Assistant; H. Gill, Legislative Technical Coordinator

Chaired by President G. Miles.

1. **DECLARATIONS OF CONFLICTS OF INTEREST - Nil**
2. **ADMINISTRATIVE MATTERS - Nil**
3. **APPROVAL OF MINUTES**
- 3.1. **Minutes of the Board of Directors (PHC-5/2017) meeting held on July 6, 2017**

Moved by Director Mahoney,
Seconded by Director Dale;

That the minutes of the Peel Housing Corporation (PHC-5/2017) meeting held on July 6, 2017, be adopted.

Carried 2017-40

* See text for arrivals
♦ See text for departures

4. APPROVAL OF AGENDA

Moved by Director Moore,
Seconded by Director Shaughnessy;

That the agenda for the September 7, 2017, Peel Housing Corporation meeting, be approved.

Carried 2017-41

5. DELEGATIONS

6. REPORTS

6.1. Procurement Activity Semi Annual Report January 1 to June 30, 2017

Received 2017-42

6.2. Semi-Annual Financial Report - June 30, 2017 (Unaudited)

Received 2017-43

6.3. Peel Living Insurance and Loss Financing Costs

Received 2017-44

6.4. Redevelopment of 958/960 East Avenue, City of Mississauga

Moved by Director Moore,
Seconded by Director Shaughnessy;

That in accordance with the Memorandum of Understanding entered into between the Region of Peel and the Peel Housing Corporation, dated November 1, 2016, the property at 958 & 960 East Avenue ("East Avenue") be designated for development with a preliminary capital budget of \$45 million;

And further, that the preliminary financing plan include \$32 million from the Region of Peel and \$13 million in debt financing;

And further, that the General Manager and Treasurer of Peel Living be authorized to request, negotiate, settle the terms of, and execute on behalf of Peel Living, in accordance with the Financial Control By-Law, loan agreements with the Region of Peel for the redevelopment of 958/960 East Avenue, Mississauga, along with such ancillary agreements and documents in furtherance of such loans as they may deem appropriate;

And further, that upon approval of the 2018 Capital budget, staff be authorized to establish the necessary project team and begin the formal planning process in partnership with the Region of Peel;

And further, that staff be authorized to engage the Service System Manager to ensure that the redevelopment complies with all regulatory requirements;

And further, that staff bring regular updates on the process to the Board.

Carried 2017-45

6.5. Redevelopment Review - Update to Board (Oral)

Presentation by Dan Labrecque, General Manager, Peel Living

Received 2017-46

Dan Labrecque, General Manager, Peel Living, provided an update to the Board on potential redevelopment opportunities at various sites in the portfolio. He noted that some sites do have limitations; however, there are good opportunities not only for intensification and increasing units, but also for swing space at several sites that can help with transitional clients during future redevelopments.

Director Moore stated that there have been 6-8 private developers she is aware of doing similar work in their portfolios, and could provide Peel Living with advice as staff undertake further analysis. She encouraged staff to be open to possible partnerships with the private sector if they could bring value to sites as a way to intensify, but also to fit within the existing community.

In response to a question from President Miles, Dan Labrecque stated that timelines for the East Avenue site should be moving forward to the next step as early as 2019, while some of the other projects are on a timeline for possible redevelopment within five years, barring any unforeseen problems.

7. COMMUNICATIONS – Nil

8. GENERAL MANAGER'S UPDATE

Received 2017-47

Dan Labrecque updated the Board on several other issues, including a schedule for upcoming meetings.

In response to a question from Director Moore, Mary Jo MacCrae, Manager, Housing Operations and Tenancy Management, provided the Board information relating to regulations concerning the principle of 'over-housing' of tenants – where tenants are not in a unit appropriate for their current situation. Janice Sheehy, Commissioner of Human Services stated that the Region of Peel as Service System Manager, prioritizes over-housed tenants on the waitlist, and it is an area where staff actively look to move tenants to more appropriate lodging based on their case history.

Director Moore encouraged staff to be firm in enforcing the rules of tenancy, whether for problems such as being over-housed or overdue on rent; these rules protect the integrity of the system. Dan Labrecque noted that early intervention often helps to resolve issues.

9. IN CAMERA MATTERS - Nil

10. OTHER BUSINESS - Nil

11. NEXT MEETING

Thursday, October 5, 2017, 8:30 a.m. - 10:30 a.m.
Regional Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

12. ADJOURNMENT

The meeting adjourned at 9:55 a.m.

President

Secretary