

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-1/2018

The Board of Directors of Peel Housing Corporation met on February 1, 2018 at 8:36 AM, in the Council Chamber, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: F. Dale; C. Fonseca; M. Mahoney; G. Miles; B. Shaughnessy

Directors Absent: E. Moore, due to vacation

Also Present: D. Szwarc, Chief Administrative Officer, Region of Peel; J. Sheehy, Commissioner of Human Services; D. Labrecque, General Manager; S. Nagel, Treasurer, J. Arcella, Deputy Treasurer; P. O'Connor, Corporate Counsel; A. Macintyre, Manager, Legislative Services; K. Lockyer, Regional Clerk; C. Thomson, Deputy Corporate Secretary; S. MacGregor, Legislative Assistant

Chaired by President 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-8/2017) meeting held on December 7, 2017**

Moved by Director Mahoney,
Seconded by Director Shaughnessy;

That the minutes of the Peel Housing Corporation Board of Directors (PHC-8/2017) meeting held on December 7, 2017, be adopted.

Carried 2018-01

* See text for arrivals

◆ See text for departures

4. APPROVAL OF AGENDA

Moved by Director Fonseca,
Seconded by Director Dale;

That the delegation listed as item 5.1 on the agenda for the February 1, 2018 Peel Housing Corporation Board of Directors meeting, be deferred to the March 1, 2018 meeting;

And further, that the agenda for the February 1, 2018, Peel Housing Corporation Board of Directors meeting be approved, as amended.

Carried 2018-02

5. DELEGATIONS

5.1. Patricia Lawrence, Judy Bennett and Ellaine Hirst, Residents, Regarding Jane Street, Riverview Terrace and Stationview Place Seniors Buildings

This item was deferred under Resolution 2018-02

6. REPORTS

6.1. Peel Living 2018 Capital Budget for State of Good Repair

Moved by Director Fonseca,
Seconded by Director Shaughnessy;

That the 2018 capital budget of \$21.8 M for state of good repair (SOGR), as identified in Appendix II of the 2018 Budget for Peel Living attached to the report of the General Manager and Treasurer titled "Peel Living 2018 Capital Budget for State of Good Repair" be approved;

And further, that the Treasurer be authorized to draw from the Working Fund Reserves as necessary to finance capital expenditures to maintain the financial flexibility of the Corporation.

Carried 2018-04

Dan Labrecque, General Manager, Peel Living, advised that staff anticipate receiving confirmation of the Peel Housing Corporation's allocation following the presentation of the report titled "Social Housing Apartment Improvement Program – Requesting Authority to Participate and Award Funds" at the February 22, 2018 Regional Council meeting.

The General Manager noted that the 2018 Capital Budget for State of Good Repair of \$21 million is a significant increase over previous years and that staff are confident that a substantial amount will be spent in 2018.

6.2. Knightsbridge Mortgage Prepayment Application

Moved by Director Dale,
Seconded by Director Mahoney;

That the prepayment of the outstanding Canada Mortgage and Housing Corporation (CMHC) mortgage, Loan Number 8731200, at 1 Knightsbridge Road, in the amount of \$1,437,669.75 be approved;

And further, that the Treasurer, Peel Housing Corporation be authorized to repay the Knightsbridge mortgage from the replacement reserve RPL11;

And further, that the Treasurer, Peel Housing Corporation, be authorized to execute all necessary documents with Canada Mortgage and Housing Corporation (CMHC) to fully discharge Loan Number 8731200.

Carried 2018-05

In response to a question from President Miles, the General Manager advised that the Knightsbridge Seniors building does not qualify for SHAIIP funding as it has fewer than 150 units. He stated that windows and doors at Knightsbridge would be replaced as required and he undertook to follow up with President Miles to discuss work planned for Knightsbridge in the next year.

7. COMMUNICATIONS

7.1. Patrick O'Connor, Legal Counsel, Letter dated January 23, 2018, Responding to a Letter from Daniel P. Ferguson, WeirFoulds LLP, Received by the Board of Directors at its December 7, 2017 Meeting, Regarding the Twin Pines Redevelopment – Resident Transition Plan

Received 2018-06

Director Fonseca inquired, on behalf of the Cedar Groves Board of Directors, if monthly meetings would continue to be held with PHC staff and the Cedar Groves Board.

Dan Labrecque responded that PHC Operations staff attend monthly meetings with the Cedar Groves Board of Directors and that he would be happy to attend those meetings and he encouraged the Cedar Groves Board of Directors to notify him in advance when there are items on the Board agenda that he could address.

The General Manager was requested by Director Fonseca to send a letter to the Cedar Groves Board of Directors advising the Board to submit their questions, in writing, to his attention in advance of their Board meetings.

8. GENERAL MANAGER'S UPDATE

Received 2018-07

Dan Labrecque, General Manager, Peel Housing Corporation, highlighted the Overhoused Initiative, noting that staff's primary focus has been on updating all "alternate" choices that overhoused clients have to make. The General Manager also highlighted staff's review of Cell Tower Agreements which has realized over \$300,000 in settlement of past agreement shortfalls.

President Miles noted that a key priority for the Board of Directors has been to ensure the appropriate management of PHC operations and she commended Dan Labrecque and PHC staff for working quickly to address issues such as tenant arrears and tenant understanding of their responsibilities.

In response to questions from President Miles, the General Manager stated that community engagement is an integral part of PHC operations, particularly in seniors' buildings where there is a high level of engagement. He suggested that inquiries received by Directors regarding community group interest in PHC facilities be referred to him.

Director Shaughnessy noted that it would be helpful for Directors to know what capital works are planned for PHC buildings in their areas.

9. IN CAMERA MATTERS

The Board of Directors of Peel Housing Corporation opted not to move "In Camera".

9.1. Closed Session Report of the Board of Directors meeting held on December 7, 2017

Received 2018-08

10. OTHER BUSINESS – Nil

11. NEXT MEETING

Thursday, March 1, 2018, 8:30 a.m. – 10:30 a.m.
Regional Council Chambers, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

12. ADJOURNMENT

The meeting adjourned at 9:33 a.m.

President

Secretary