

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-7/2017

The Board of Directors of Peel Housing Corporation met on October 5, 2017 at 8:38 a.m., in the Council Chamber, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: C. Fonseca; M. Mahoney; G. Miles; E. Moore; B. Shaughnessy

Directors Absent: F. Dale, 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. Wong, Senior Legal Counsel; A. Macintyre, Corporate Secretary; C. Thomson, Legislative Specialist; 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 Meeting (PHC-6/2017) meeting held on September 7, 2017

Moved by Director Shaughnessy,
Seconded by Director Moore;

That the minutes of the Peel Housing Corporation (PHC-6/2017) Board of Directors meeting held on September 7, 2017, be adopted.

Carried 2017-48

4. APPROVAL OF AGENDA

Moved by Director Mahoney,
Seconded by Director Fonseca;

* See text for arrivals

◆ See text for departures

That the agenda for the October 5, 2017, Peel Housing Corporation Board (PHC) of Directors meeting include a delegation from George Graves, Resident, Twin Pines, to be dealt with under Delegations – Item 5.2;

And further, that the agenda for the October 5, 2017, PHC meeting include an In Camera communication regarding litigation or potential litigation including matters before administrative tribunals, to be dealt with under In Camera Matters – Item 9.3;

And further, that the agenda for the October 5, 2017, PHC Board of Directors meeting, be approved, as amended.

Carried 2017-49

See also Resolutions 2017-51 and 2017-59

5. DELEGATIONS

5.1. Deanna Heroux, Senior Manager, KPMG, LLP, Providing the Resident Transition Plan for Twin Pines

Received 2017-50

See also Resolutions 2017-51 and 2017-52

Deanna Heroux, Senior Manager, KPMG, LLP, stated that the Resident Transition Plan outlines the approach and options for residents to return to the redeveloped Twin Pines and consists of four phases of activity: Planning, Community and Individual Engagement, Finalization of Transition Plan and Resident Transition.

Deanna Heroux reviewed the goodwill gesture/household payment being contemplated that considers the assessment value of the mobile homes based on Municipal Property Assessment Corporation (MPAC) 2016-2016 assessment value; resident consideration including age, chattel loan balance, household size, income and tenure; and, a relocation allowance. The contemplated approximate value of these factors based on an average assessment of Twin Pines households amounts to \$31,000 per household. It was noted that the contemplated goodwill payment amount is favourable. The amount exceeds all case studies precedents within the province and is comparable with other examples across the country.

The draft resident transition options propose the following three options for residents:

1. Take payment upon vacating or removing mobile home unit (available to select starting in 2018)
2. Remain and own market ownership or down payment grant
3. Remain and rent at market rent, time limited reduced market rent or subsidized rent (based on eligibility)

Options two and three would be available to select starting after 2019 once the development partner and plan is confirmed.

KPMG will convene small group meetings with residents to receive feedback regarding the draft resident options starting the week of October 16, 2017. A Resident Transition Plan report will be presented to the PHC Board of Directors at its December 7, 2017 meeting.

Deanna Heroux advised that KPMG and PHC staff had met with approximately 60 per cent of Twin Pines residents over the summer and that those discussions helped to form the recommendations within the draft resident transition options.

In response to a question from Director Shaughnessy, Deanna Heroux stated that residents could continue to provide input on the transition plan during the month of October 2017.

Additional Item:

5.2. George Graves, Resident, Twin Pines, Regarding the Resident Transition Plan for Twin Pines

Received 2017-51

See also Resolutions 2017-49, 2017-50 and 2017-52

Moved by Director Fonseca,
Seconded by Director Mahoney;

That KPMG obtain independent appraisals for a subset of Twin Pines homes, for comparison against the values provided by the Municipal Property Assessment Corporation.

Carried 2017-52

See also Resolutions 2017-50 and 2017-51

George Graves, Resident, Twin Pines, expressed the following concerns:

- the assessment values provided by MPAC do not accurately reflect the value of the homes;
- many Twin Pines residents are self-sufficient seniors who would not be comfortable applying for a rent subsidy;
- residents who choose to rent, would spend the per household payment on rent which would go back to PHC; and,
- residents were previously told that they would not need to be placed on the waitlist for subsidized housing.

In response to a question from Director Mahoney, Dan Labrecque, General Manager, Peel Living, stated that mobile homes are assessed differently from regular homes because the land

is not part of the assessment and he confirmed that PHC pays property taxes for the land component.

Director Fonseca placed a motion that KPMG obtain independent appraisals to compare against the values provided by MPAC and she agreed that the independent appraisals be conducted on a subset of Twin Pines homes.

Director Fonseca provided the following feedback to be considered prior to presenting the final transition plan at the December 7, 2017 meeting:

- a process should be in place to invite feedback from the approximately 40 per cent of Twin Pines residents who have not yet done so
- the proposed relocation allowance of \$3,500 should be reviewed and the cost of relocating mobile homes and temporary housing should be taken into consideration
- demolition costs should not be borne by residents
- the payment to residents should be tax free
- the viability of ownership options should be explored
- residents require clarification regarding being placed on a waitlist for subsidized housing
- a separate pool of funding should be identified for rent subsidies for all current residents of Twin Pines

In response to a question from Director Shaughnessy, Deanna Heroux stated that the relocation allowance represents a consideration of a contribution to costs of moving.

Dan Labrecque, General Manager, Peel Living, clarified that the current leases with Twin Pines residents state that the cost of removal of the unit is the responsibility of the residents and that any change to the lease provisions would need to be considered as part of the review.

6. REPORTS

6.1. Peel Living 2018 Budget

**Presentation by Dan Labrecque, General Manager and John Arcella,
Deputy Treasurer, Peel Living**

Received 2017-53

See also Resolution 2017-54

Moved by Director Mahoney,
Seconded by Director Shaughnessy;

That the 2018 Operating Budget with total revenue of \$98.3 million and total expenditure of \$86.1 million before reserve transfers, as identified in Appendix I of the 2018 Budget Document, be approved;

And further, that the net transfers to reserves of \$12.2 million as identified in Appendix I of the 2018 Budget Document, be approved;

And further, that the 2018 Capital Budget for the redevelopment of East Avenue for a total of \$45.0 million, be approved;

And further, that the approval of the 2018 Capital Budget for a total of \$15.0 million for state of good repair (SOGR), as identified the 2018 Budget Document, be deferred to a future Board meeting until Provincial funding opportunities have been finalized.

Carried 2017-54

See also Resolution 2017-53

Dan Labrecque General Manager, and John Arcella, Deputy Treasurer, Peel Living, presented the 2018 annual budget to the Board. Dan Labrecque stated that due to some additional capital-related grants that may become available over the next few months from the Service Manager, the Capital portion of the Budget should be delayed to a future Board meeting to take into account any additional dollars while the Operating portion could be approved at this time.

In response to a question from Director Mahoney, Dan Labrecque undertook to raise the issue of social housing providers' participation in the Cap and Trade Program, at the next meeting of the Large Providers Group.

7. **COMMUNICATIONS - Nil**

8. **GENERAL MANAGER'S UPDATE - Nil**

9. **IN CAMERA MATTERS**

At 10:20 a.m., the following motion was placed:

Moved by Director Moore,
Seconded by Director Mahoney;

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 communications:

- **Daniel P. Ferguson, WeirFoulds LLP**, Letter dated August 21, 2017 Regarding Cedar Grove/Twin Pines and Cedar Grove Residents' Community Corporation (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)

- **Patrick O'Connor, Corporate Counsel, Peel Housing Corporation,** Letter dated September 12, 2017 Responding to a Letter from WeirFoulds LLP Regarding Cedar Grove/Twin Pines and Cedar Grove Residents' Community Corporation (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)
- **Ritchie J. Linton, Linton Law Professional Corporation,** Letter dated September 29, 2017 regarding 10 Knightsbridge Road, Brampton (Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board)

Carried 2017-55

Moved by Director Mahoney,
Seconded by Director Shaughnessy;

That the Board of Directors of Peel Housing Corporation proceed out of "In Camera".

Carried 2017-56

The Board of Directors of Peel Housing Corporation moved out of Closed Session at 10:37 a.m.

- 9.1. **Daniel P. Ferguson, WeirFoulds LLP, Letter dated August 21, 2017 Regarding Cedar Grove/Twin Pines and Cedar Grove Residents' Community Corporation (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)**

Received 2017-57

See also Resolution 2017-58

- 9.2. **Patrick O'Connor, Corporate Counsel, Region of Peel, Letter dated September 12, 2017 Regarding Response to WeirFoulds LLP Letter dated August 21, 2017 (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)**

Received 2017-58

See also Resolution 2017-57

Additional Item:

- 9.3. **Ritchie J. Linton, Linton Law Professional Corporation, Letter dated September 29, 2017 regarding 10 Knightsbridge Road, Brampton (Litigation or potential litigation, including matters before administrative tribunals, affecting**

the municipality or local board)

Received 2017-59

See also Resolution 2017-49

10. OTHER BUSINESS - Nil

11. NEXT MEETING

Thursday, December 7, 2017, 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 10:39 a.m.

President

Secretary