

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-8/2017

The Board of Directors of Peel Housing Corporation met on December 7, 2017 at 8:31 AM, 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; A. Baird, Acting Commissioner of Human Services; N. Polsinelli, Commissioner of Health Services; D. Labrecque, General Manager; S. Nagel, Treasurer; J. Arcella, Deputy Treasurer; P. O'Connor, Corporate Counsel; A. Macintyre, Corporate Secretary, 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

2.1. Appointment of Treasurer

Moved by Director Shaughnessy,
Seconded by Director Moore;

That Stephanie Nagel be appointed, in place of David Bingham, to the office of Treasurer of Peel Housing Corporation, effective November 20, 2017.

Carried 2017-60

* See text for arrivals

◆ See text for departures

2.2. **Appointment of Deputy Corporate Secretary**

Moved by Director Mahoney,
Seconded by Director Fonseca;

That the resignation of Curtiss Law, Deputy Corporate Secretary, Peel Housing Corporation, effective September 15, 2017, be received;

And further, that Christine Thomson be appointed Deputy Corporate Secretary of the Peel Housing Corporation, effective December 7, 2017.

Carried 2017-61

3. **APPROVAL OF MINUTES**

3.1. **Minutes of the Board of Directors (PHC-7/2017) meeting held on October 5, 2017**

Moved by Director Mahoney,
Seconded by Director Shaughnessy;

That the minutes of the Peel Housing Corporation (PHC-7/2017) Board of Directors meeting held on October 5, 2017, be adopted.

Carried 2017-62

4. **APPROVAL OF AGENDA**

Moved by Director Moore,
Seconded by Director Fonseca;

That the agenda for the December 7, 2017 Peel Housing Corporation Board of Directors meeting include an In Camera item regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, to be dealt with under In Camera Matters – Item 9.2;

And further, that the agenda for the December 7, 2017, Peel Housing Corporation Board of Directors meeting be approved, as amended.

Carried 2017-63

See also Resolution 2017-70

5. DELEGATIONS

5.1. Deanna Heroux, Senior Manager, KPMG LLP and Will Lipson, Partner, KPMG LLP, Providing an Update on the Twin Pines Redevelopment Project

Received 2017-64

See also Resolutions 2017-65, 2017-66 and 2017-71

Dan Labrecque, General Manager, Peel Living, introduced Deanna Heroux, Senior Manager, KPMG LLP, and Denise Occhipinti, Project Manager, Twin Pines Redevelopment Project. He stated that, as General Manager of Peel Living, he supports KPMG's recommendations related to the Resident Transition Plan (the Plan), noting that the options for residents are responsive to the 2012 Commitments to residents of Twin Pines. The recommendations are sensitive to the needs and concerns of the residents, especially as they relate to ensuring that no resident will be left homeless.

Deanna Heroux stated that the draft Plan is a plan that is for the residents, to support residents and that the aim of the Plan was always about housing options. She stated that a fourth option has been added to the Plan, being a long term lease option, which allows every resident an affordable option to live in the Twin Pines community for as long as they wish.

In response to feedback received at the Board of Directors meeting held on October 5, 2017, third party appraisals were conducted on over 200 Twin Pines homes. The estimated appraised values of the mobile homes in Twin Pines depend on the size and condition of the units. The values are also subject to the limited number of mobile home parks in the Greater Toronto Area and it is unknown whether or not the mobile homes are able to be relocated.

Based on the findings of the third party appraisals, it is KPMG's opinion that the Municipal Property Assessment Corporation assessed values are reasonable.

Deanna Heroux noted that the draft Plan does not include requirements related to the Centralized Waitlist for Housing and that KPMG recommends that demolition costs be considered an additional benefit to the residents.

The long term lease option (Option 4) would be available for as long as needed, with rent-geared-to-income leases adjusted as if/when resident income changes.

If the draft Plan is approved, residents may choose to leave Twin Pines in 2018 and the options would be available through 2019, until such time as the details of the redevelopment are known.

- 5.2. **Marlyn Addai, President, Cedar Groves Residents Community Corporation,**
Regarding the Twin Pines Redevelopment – Resident Transition Plan

Received 2017-65

See also Resolutions 2017-64, 2017-66 and 2017-71

Marlyn Addai, President, Cedar Grove Residents Community Corporation, expressed concern that the options available to residents of Twin Pines, included in the Resident Transition Plan, may result in financial hardship. She stated that, for Twin Pines residents, affordable housing means paying what they are currently paying, which is in the range of \$400 to \$500 per month.

- 5.3. **Daniel P. Ferguson, Lawyer, WeirFoulds LLP,** Regarding the Twin Pines
Redevelopment – Resident Transition Plan

Received 2017-66

See also Resolutions 2017-64, 2017-65 and 2017-71

Daniel P. Ferguson, WeirFoulds LLP, on behalf of the Cedar Groves Residents Community Corporation, expressed concern with the late timing of disclosure of the report listed as Item 6.1 on the agenda for December 7, 2017 Peel Housing Corporation Board of Directors meeting, noting that there has not been sufficient time to seek input from residents. He stated that it is the position of the Community Corporation that: the processes for seeking resident input and the recommended proposal do not respond to their needs; the process does not evaluate the impact of the redevelopment upon the residents in an adequate or appropriate way, and; the Resident Transition Plan is inadequate and non-responsive to the residents' needs, interests and rights.

In Camera Matters – Items 9.1 and 9.2 were dealt with.

9. IN CAMERA MATTERS

At 9:20 a.m., in accordance with section 239(2) of the *Municipal Act, 2001*, as amended, the following motion was placed:

Moved by Director Mahoney,
Seconded by Director Moore;

That the Board of Directors proceed "In Camera" to consider the October 5, 2017 Board of Directors meeting Closed Session report and an oral item regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried 2017-67

Moved by Director Shaughnessy,

Seconded by Director Mahoney;

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

Carried 2017-68

The Board of Directors of Peel Housing Corporation moved out of Closed Session at 10:02 a.m.

9.1. **Closed Session Report of the Board of Directors meeting held on October 5, 2017**

Received 2017-69

9.2. **Litigation or Potential Litigation, Including Matters Before Administrative Tribunals, Affecting the Municipality or Local Board (Oral)**

Received 2017-70

See also Resolution 2017-63

6. REPORTS

6.1. **Twin Pines Redevelopment - Resident Transition Plan**

Moved by Director Moore,
Seconded by Director Shaughnessy;

That the recommended Twin Pines Resident Transition Plan options outlined in Appendix I of the report of the General Manager, titled "Twin Pines Redevelopment – Resident Transition Plan, be endorsed;

And further, that the Resident Transition Plan options apply to those Twin Pines residents that are in tenancy agreements with Peel Housing Corporation (Peel Living), for the lot on which the mobile home is situated, on January 6, 2018, based on the premise of one selection per household;

And further, that Phase 1 of the Resident Transition Plan be approved;

And further, that Phase 1 of the Resident Transition Plan be available after January 6, 2018 for selection, subject to execution of the required agreement of which a general overview of key terms and conditions is included in Appendix IV to the subject report, in a form satisfactory to the Board's Corporate Counsel and upon the execution of necessary funding agreements;

And further, that a request for a grant in an amount not to exceed \$4.5 million from the Region of Peel for the preliminary Resident Transition Plan costs, be approved;

And further, that the General Manager and the Treasurer of Peel Housing Corporation be authorized to request, negotiate, settle the terms of, and execute on behalf of Peel Housing Corporation, in accordance with the Financial Control By-law, agreements with the Region of Peel for the Resident Transition Plan, along with such ancillary agreements and documents in furtherance of such grants as they may deem appropriate;

And further, that the Treasurer be authorized to establish a capital budget in the amount of \$4.5 million.

Carried 2017-71

See also Resolutions 2017-64 to 2017-66 inclusive

Director Fonseca suggested that the recommendation related to Item 6.1 on the December 7, 2017 Peel Housing Corporation Board of Directors meeting agenda be deferred to the next Board meeting scheduled for February 1, 2018, in order to clarify for residents, the process and methodology applied to the third party appraisals.

Director Fonseca further suggested that the household payment amount be included in Option 4.

Director Fonseca stated that she would not support the recommendation contained in the subject report, but would continue to work with the members of the Twin Pines community.

6.2. Vera M. Davis 2016 Performance Management System

Received 2017-72

7. COMMUNICATIONS - Nil

8. GENERAL MANAGER'S UPDATE

Received 2017-73

Dan Labrecque, General Manager, Peel Living, provided a high level summary of the 2017 Client Satisfaction Survey, the Health and Wellness Pilot and a pilot project with the Service Manager to focus on reducing the over-housed caseload. He outlined operational reviews that are underway and advised that staff are reviewing opportunities to benefit from provincial funding announcements related to the Social Housing Apartment Improvement Program and the Municipal Greenhouse Gas Challenge Fund.

The General Manager advised that staff would be reporting to the February 1, 2018 Board of Directors meeting with a proposed No-Smoking Policy, noting that the report was delayed to enable staff in Legal Services to investigate aspects of the cannabis legislation.

In response to a question from Director Moore, Dan Labrecque advised that historically, approximately \$10 to \$12 million in capital funds are spent each year, however, staff will be seeking direction from the Board of Directors with respect to capital funding options.

In response to a question from President Miles, Dan Labrecque advised that the provincial announcement regarding the waiving of Development Charges for non-profit housing is focused on private, purpose built rental units, and he undertook to investigate whether Peel Living development partners could be exempted from the payment of Development Charges.

9. IN CAMERA MATTERS

9.1. Closed Session Report of the Board of Directors meeting held on October 5, 2017

This item was dealt with under Resolution 2017-69

9.2. Litigation or Potential Litigation, Including Matters Before Administrative Tribunals, Affecting the Municipality or Local Board (Oral)

This item was dealt with under Resolution 2017-70

10. OTHER BUSINESS - Nil

11. NEXT MEETING

Thursday, February 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 10:42 a.m.

President

Secretary