

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-4/2016

The Board of Directors of Peel Housing Corporation met on April 7, 2016 at 8:36 AM, in the Council Chambers, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: F. Dale; C. Fonseca; M. Mahoney; R. Mendis; G. Miles; J. Mirza; E. Moore; B. Shaughnessy

Directors Absent: D. Austin (vacation); S. Elias

Also Present: D. Szwarc, Chief Administrative Officer, Region of Peel; J. Sheehy, Commissioner of Human Services, Region of Peel; M.S. Mwarigha, General Manager; D. Bingham, Treasurer; J. Arcella, Deputy Treasurer, B. Colavecchia, Manager, Housing Operations and Tenancy Management; M. MacCrae, Manager, Housing Operations and Tenancy Management; P. O'Connor, Corporate Counsel; K. Lockyer, Regional Clerk; A. Macintyre, Corporate Secretary; C. Law, Deputy Corporate Secretary; H. Gill, 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 (PHC-3/2016) meeting held on March 3, 2016

Moved by Director Mahoney,
Seconded by Director Mirza;

That the March 3, 2016 Peel Housing Corporation (PHC-3/2016) Board of Directors Meeting minutes be approved.

Carried 2016-34

3. APPROVAL OF AGENDA

Moved by Director Fonseca,
Seconded by Director Moore;

That the agenda for the April 7, 2016 Peel Housing Corporation Board of Directors meeting be approved.

Carried 2016-35

4. DELEGATIONS - Nil

* See text for arrivals

♦ See text for departures

5. REPORTS

5.1. Summary of 2015 Peel Living Tenant Survey

Presentation by M.S. Mwarigha, General Manager, Peel Living and Davor Filipcic, Project Leader, Strategic Projects, Service Innovation, Information & Technology, Region of Peel

Received 2016-36

M.S. Mwarigha, General Manager, Peel Living and Davor Filipcic, Project Leader, Strategic Projects, Region of Peel provided the Board with information related to the recently completed 2015 Peel Living Tenant Survey. The survey data was collected via telephone and online and across all types of residents in all Peel Living buildings. The survey data noted that security and unit condition were the most likely to drive satisfaction levels and have prompted staff to explore ways in which to improve these conditions at all buildings.

In response to questions from Director Fonseca, M.S. Mwarigha stated that results differ amongst all buildings and demographic groups, for example employment security could have an impact on residents. M.S. Mwarigha endeavoured to refer the suggestions from Director Fonseca regarding the Sustainable Neighbourhoods Action Plan (SNAP) program employed by the Toronto and Region Conservation Authority (TRCA) in Peel Living Buildings, over to the Tenant and Community Value Advisory team.

Director Dale suggested that the Peel Regional Police delegate to a Board meeting about security around Townhouse developments, specifically to Police patrols on bicycles.

In response to a question from Director Shaughnessy, M.S. Mwarigha undertook to investigate enhanced security measures such as panic buttons in hallways and parking lots.

5.2. Procurement Activity Semi-Annual Report July 1 to December 31, 2015

Received 2016-37

5.3. Internet Partnership with Rogers: Connecting Tenants for Opportunity and Success

Moved by Director Dale,
Seconded by Director Moore;

That the "Connected for Success" affordable internet program, as outlined in the report of the General Manager, Peel Living, titled "Internet Partnership with Rogers: Connecting Tenants for Opportunity and Success," be implemented, subject to a finalized agreement satisfactory to Corporate Counsel, following further negotiations with Rogers Communications Inc.

Carried 2016-38

6. COMMUNICATIONS - Nil

7. GENERAL MANAGER'S UPDATE

M.S. Mwarigha, General Manager, Peel Living provided several updates to the Board. He stated information related to the new Twin Pines vendors and a Strategic Plan for Tenant and Community Value are upcoming items for future Board meetings. He further noted that there has been some federal

government announcements including a Long-Term Affordable Housing Strategy, and Energy Programs for municipal housing providers from the provincial government.

In response to a question from Director Mahoney, Mary Jo MacCrae, Manager, Housing Operations and Tenancy Management stated that while all buildings are not one hundred percent accessible yet, all new renovation work that is done in older buildings complies with new accessibility requirements.

Vice-President Miles asked that Board members participate in an informal discussion prior to the Board meeting on May 5, 2016 regarding their experience being on the Board for the past year.

8. IN CAMERA MATTERS

At 9:45 a.m., the following motion was placed:

Moved by Director Mirza,
Seconded by Director Shaughnessy;

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:

- Affordable Housing Development Opportunity (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)

Carried 2016-39

Moved by Director Shaughnessy,
Seconded by Director Dale;

That the Board of Directors of Peel Housing Corporation proceed out of closed session.

Carried 2016-40

The Board of Directors of Peel Housing Corporation moved out of closed session at 10:30 a.m.

8.1. **Affordable Housing Development Opportunity (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)**

Moved by Director Mirza,
Seconded by Director Mendis;

That Peel Housing Corporation ("PHC") not proceed with a proposal in response to the Request for Proposals (RFP) 2016-044P (New Affordable Rental Housing Development) (the "RFP") of the Regional Municipality of Peel ("Peel");

And further, that PHC assess the opportunity presented by Martinway Contracting Ltd. ("Martinway") for the acquisition by PHC and development for affordable housing of lands (the "Opportunity") known municipally as 1685-1701 Queen Street East (the "Queen Street Lands") in the City of Brampton (the "Assessment");

And further, that upon the Board's acceptance of the Assessment, PHC work with Martinway to formulate a request by PHC to Peel that funding be allocated to and reserved for PHC outside of Peel's RFP process, to enable PHC to pursue the Opportunity;

And further that a committee of the Board be established for the purpose of providing oversight to staff and to any consultants retained for the purpose of pursuing the Opportunity.

Carried 2016-41

Moved by Director Mendis,
Seconded by Director Moore;

That independent, expert advice, be sought in regards to the Peel Housing Corporation Shareholder Agreement and Services Agreement, and any other governance-related documents;

And further, that the external advice be obtained for a sum not to exceed \$20,000.

Carried 2016-42

9. OTHER BUSINESS - Nil

10. NEXT MEETING

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

11. ADJOURNMENT

The meeting adjourned at 10:32 a.m.

G. Miles
Vice - President

A. Macintyre
Secretary