

**Board of Directors Meeting Agenda
Classroom –Civic Centre
January 17, 2019
3:00 p.m. – 5:00 p.m.**

- 1. Approval of Agenda**
- 2. Approval of Minutes**
 - a. Approval of the December 20th, 2018 Board Meeting Minutes
- 3. Business Arising from Minutes**
- 4. Reports:**
 - a. Report from Administration
 - b. CCHC Strategic Plan – confidential
- 5. New Business**
- 6. Motion Resolution Action List**

All actions completed
- 7. Meeting Adjournment**

*A majority of the Directors in office shall constitute a quorum. In the case of an equality of votes, the Chair shall be entitled to a second or casting vote.
(Articles of Association s45)*



For Information

DATE OF MEETING: January 17, 2019 **Agenda Item: 4a**

SUBJECT: Managing Director's Report

RECOMMENDATION: For information

EXECUTIVE SUMMARY

The Administration Report summarizes activities relative to CCHC's operations and Strategic Plan as required.

1.0 OPERATIONS UPDATE

December 2018						
	Own Program		Rent Program			
			The Hector		McArthur Place	
Wait List:	118	+5 over last month	82	+5 over last month	65	+4 over last month
			52		shared applicants	
Applications YTD:	76	+1 over last month -15 from STLY	108	+7 over last month -13 from STLY	103	+6 over last month -26 from STLY
↑ Above numbers updated as of December 31,2018 ↑						
Applications Year End 2017:	91		121		129	
Inquiries YTD:	280	+7 over last month -223 from STLY	352		+7 over last month -47 from STLY	
Inquiries Year End 2017:	503	total	409		total	
Current Occupancy:	100%		100%		100%	
Total PAH Units:	65	32 Units under construction- Hawks Bend	60		48	
Turnover YTD:	37%	24 units	15%	9 Units	35%	17 units
↑ Above numbers updated as of December 31,2018 ↑						
Turnover 2017:	9%	4 sales (4/44)	25%	15 units (15/60)	29%	14 units (14/48)

2.0 Hawks Bend

Construction update: Cathy-Anne David will provide the Board with a verbal report/update as to the status of the development

CCHC administration: will provide a verbal update as to the status of the disclosure/purchase document preparation and related matters

3.0 CCHC Board governance session

A potential date for the follow-up governance session is Thursday March 21st. If this date is chosen, this session would replace the regularly scheduled Board meeting on that date.

4.0 Peaks Landing

The Developer will be holding an open house for PAH applicants on Wednesday January 23rd. It will be held at the Seniors Centre (below CCHC's offices) from 5:30-7pm and there will be a presentation at 5:45pm and 6:30pm. The Developer has received first reading of their proposed Land Use Bylaw amendment to allow for a re-zoning of the subject lands, a public hearing has been scheduled for Tuesday January 29th at 5pm. Attached is the developer's Open House invitation and a draft of CCHC's letter of support which would be submitted under the Chairs signature.

5.0 Town of Canmore

Michael Fark will provide a verbal update as to what, if any, market or affordable housing initiatives the Town is aware of that CCHC should also be made aware of.

Prepared by: Dougal Forteath, Managing Director

Prepared on: January 14, 2019

Peaks Landing

Peaks Landing is a proposed residential development in the
Peaks of Grassi



The project proposes 14 Row Town Houses integrating:

7 PAH units with 3 bedrooms
along with
7 Affordable Market Town Houses

Representatives from Peaks Landing will provide information about:

- Proposed project location and background
- House and floor plans
- Development and occupancy timelines
- Next steps for those who may be interested to purchase*

[RSVP TO INFO@PEAKSLANDING.CA](mailto:INFO@PEAKSLANDING.CA)

**CCHC will be on hand to review and answer questions about PAH eligibility criteria, current pricing and the process for those interested in purchasing.*

PEAKS LANDING
INVITES YOU TO AN INFO
SESSION ABOUT
A PROPOSED PERPETUAL
AFFORDABLE HOUSING
(PAH) OWNERSHIP
OFFERING IN CANMORE

SESSION WILL BE HELD
FROM 5:30 TO 7:00 PM
on January 23, 2019

Two presentations will
take place at:

5:45 PM

and

6:30 PM

Location:

Seniors Community
Centre

600 – 9TH St

Canmore

Town Side Room

**DELICIOUS AND
HEALTHY FOOD WILL
BE AVAILABLE**

January 18, 2019

Municipal Clerk
Town of Canmore
902-7th Avenue
Canmore, Alberta T1W 3K1

email: chyde@canmore.ca

**RE: Bylaw 2018-14 Public Hearing
Land Use Bylaw Amendment – Peaks Landing**

Please accept this letter, on behalf of Canmore Community Housing Corporation (CCHC), as a submission in support of amending the Land Use Bylaw (LUB) as it relates to the proposed Bylaw 2018-14.

CCHC is a municipally owned non-profit corporation that supports a more sustainable community by providing Canmore residents a range of affordable options along the housing continuum. Our role includes the creation of housing opportunities that bridge the affordability gap that currently exists within the residential market; thereby providing families and individuals the opportunity to access and/or acquire housing and continue to call Canmore home.

Housing affordability is integral to both the economic and social vibrancy of a community, and CCHC is pleased that its portfolio of 108 rental and 95 homeownership (April 2019) units contributes to the same in Canmore. We have also recently acquired 17 units at a local housing cooperative that we will be introducing into our programming by the end of 2019. The proposed LUB amendment will bring a further seven (7) units of perpetually affordable housing into CCHC's program, further complementing our housing portfolio. As a function of our most recent development, Hawks Bend, we have increased our PAH homeownership waitlist to 118 applicants, and we see every reason that the proposed Peaks Landing development will be well received by those awaiting a homeownership opportunity through our waitlist.

Our interest in supporting the LUB amendment is made clear by the fact we have entered into a purchase and sale agreement to acquire 7 units at the proposed Peaks Landing development, notwithstanding this, we feel this development will have a positive impact on the community as it: increases the supply of both affordable and market housing; complements the existing built form in the Peaks of Grassi neighbourhood; takes advantage of existing infrastructure; increases Canmore's municipal assessment base; and demonstrates that private/public sector collaboration can provide housing opportunities to address a wide range of Canmore's housing needs.

Very truly,

Steve Ashton
Chair
CCHC Board of Directors