



## COMMUNITY HOUSING COMMITTEE

July 4, 2017 10:00 a.m.

Town of Pincher Creek Council Chambers

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ATTENDANCE:

Chairman: Mayor D. Anderberg

Members: Councillor J. Litkowski; Councillor D. Thornton; M. Loeffler, Pincher Creek Foundation, CAO

Staff: D. Burt Stuckey, Director of Community Services  
D. Green, FCSS  
H. Koshney, Admin Assistant

Guest: J. Benard, ARDN (Teleconference)

Regrets: L. Wilgosh, CAO  
G. Kollee, Manager Legislative Services

1. **Call to Order**

Mayor D. Anderberg called the meeting to order at 10:00 a.m.

2. **Agenda Approval**

**THORNTON:**

Moved to approve the agenda as presented.

**CARRIED**

3. **Approval of Minutes**

**THORNTON:**

Moved to accept the minutes from May 15, 2017 meeting as presented.

**CARRIED**

4. **ARDN Update – J. Benard (teleconference)**

*J. Benard joined the meeting by teleconference at 10:05 a.m.*

Introductions were given and J. Benard provided an update. He said they were successful receiving Federal government funding however, details are still confidential. An announcement will be coming soon from CMHC. He met with the Province on June 14<sup>th</sup> and will meet again in mid July. The Province is providing equity funding not grants. They want to own part of the project but not a majority share.

Discussion ensued including the following points:

- CMHC funding and terms of repayment

- Average cost per square foot for container buildings
- Container project underway in Edmonton
- Financing options and terms
- Multiple Ministries working together on housing initiative
- Incentive for Province to match some Federal funding
- ARDN striving to achieve best results for Pincher Creek
- No details available regarding the Provincial 1.2 billion dollar funding announcement for affordable housing

J. Benard is working toward submitting projects by the end of 2017 and getting them organized (in 'soft submission' form) for the end of July. Some commitments will be made by the end of September for project details.

A manufactured home project was discussed. J. Benard provided information about studies and similar projects underway. He said he could assist with creating a perpetually affordable housing model with a business plan and asked that information be sent to him.

Mayor Anderberg thanked J. Benard for his time and said we will meet again after his meeting with the Province in July. D. Green to coordinate this meeting.

*The teleconference with J. Benard ended at 10:57 a.m.*

M. Loeffler suggested that the Housing Committee send a letter to the Pincher Creek Foundation making a request for assistance as they are the housing authority body recognized by the Province. This project will help the whole community. D. Green responded that a letter had been drafted but the Committee made the decision not to send it, as stated in the March 20, 2017 minutes.

Provincial equity in projects and possible challenges were discussed. Federal and Provincial funding may be available in some combination.

**LITKOWSKI:**

Moved that the Community Housing Committee accept the ARDN update from J. Benard as information.

**CARRIED**

**5. Indigenous Off-Reserve Affordable Housing**

D. Green said the Province has announced funding of 120 million dollars over 5 years for Indigenous Off-Reserve Affordable housing. He and Councillor Litkowski attended a recent workshop where the program was described, however it has not been developed yet. It is not for reserve housing or home ownership as the Government of Alberta will

be on title. A report from province wide consultations will be available in September and more detail will be provided then.

Discussion included:

- Contacting Lethbridge Aboriginal Housing Society regarding possible partnership
- Funding includes purchase and renos to existing buildings
- Building and operational costs
- Emergency housing in Brocket is in jeopardy
- Charlotte St. property could be considered

D. Green will prepare an RFP for a design build 5-plex on the properties located in Plan 552LK Lots 13 and 14.

**LITKOWSKI:**

Moved that D. Green contact the Manager of the Lethbridge Aboriginal Housing Society regarding funding for Indigenous Off-Reserve Affordable Housing.

**CARRIED**

**6. Provincial Affordable Housing Strategy**

D. Green said information has been released and details are being developed. No timeline yet.

**7. R2 – Manufactured and Mobile Home Zoning Considerations**

Mayor Anderberg asked that all information be gathered and forwarded to J. Benard to determine costs to develop a business plan which can then be submitted to Town Council for discussion. The Town of Pincher Creek owns a suitable piece of land for this project.

**ANDERBERG:**

Moved that the Community Housing Committee recommend to Council for the Town of Pincher Creek that the land identified as Plan 0613747 Block 7 be designated for a manufactured home development and that J. Benard, ARDN be contacted to develop an engineering study and business plan for this project.

**CARRIED**

D. Burt Stuckey will prepare an RFP for Council's consideration.

**8. Housing Committee – Review of Terms of Reference**

Terms of reference to be reviewed. Separate corporation consideration.

**LITKOWSKI:**

Moved that D. Green contact J. Benard, ARDN regarding the Community Housing Committee structure and give direction on how to efficiently proceed.

**CARRIED**

At this point, the Committee requested that D. Green develop an RFP for a design build 5-plex with 2 and 3 bedroom units for the property identified as Plan 552LK Lots 13 and 14. The need for barrier free access was mentioned.

D. Green provided a brief Habitat for Humanity update stating that the larger group name cannot be used due to no charitable status. The project will continue with the Elks Club who are happy with the positive response from the community.

9. **Next Meeting**


To be announced.

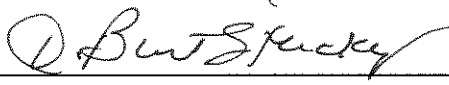
10. **Adjournment**

**LOEFFLER:**

Moved that this meeting of the Community Housing Committee on July 4, 2017 be hereby adjourned at 12:37 p.m.

**CARRIED**

  
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Mayor, D. Anderberg

  
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Director of Community Services, D. Burt Stuckey