



COMMUNITY HOUSING COMMITTEE

March 20, 2017 10:00 a.m.

Town of Pincher Creek Council Chambers

ATTENDANCE: Chairman: Mayor D. Anderberg

 Members: Councillor J. Litkowski; Councillor D. Thornton;

 Staff: L. Wilgosh, CAO
 D. Green, FCSS
 G. Kollee, Manager Legislative Services
 H. Koshney, Admin Assistant

 Delegations: Louise Gagne, Habitat for Humanity Southern Alberta
 Graham McKerrell, Director of Construction, Habitat for
 Humanity Southern Alberta
 Charlie Price, Treasurer, Elks Club
 Rick Clark, President, Elks Club

 Regrets: M. Loeffler, Crestview CAO & Lodge Manager

1. **Call to Order**

Mayor D. Anderberg called the meeting to order at 10:03 a.m.

2. **Agenda Approval**

THORNTON:

Moved to approve the agenda with the following addition and correction:

- Item 8. #5. ARDN Rural Homelessness and Housing Conference
- Correct date of draft minutes to read November 28, 2016

CARRIED

3. **Approval of Minutes**

LITKOWSKI:

Moved to accept the minutes from November 28, 2016 meeting as presented.

CARRIED

4. **Committee Updates – Mayor Anderberg**

Committee updates will be provided with the discussion in Item 5. Mayor Anderberg skipped ahead to agenda Item 8. prior to our delegations arriving.

8. **1. Letter to Pincher Creek Foundation**

D. Green provided copies of a draft letter to The Pincher Creek Foundation. The committee discussed how to best move this project ahead to meet community housing needs.

THORNTON:

Moved that the Community Housing Committee recommend to Council for the Town of Pincher Creek that a letter be written to the Alberta Seniors and Housing Minister asking to re-establish the housing authority to pre-1994 conditions and that backup information be provided with this request.

CARRIED

LITKOWSKI:

Moved that the Community Housing Committee receive the draft letter to The Pincher Creek Foundation as information.

CARRIED

2. Options for Housing Management-Perpetually Affordable Housing Model

D. Green provided documentation for a proposed community housing corporation for the Town of Pincher Creek based on the proven Canmore model, with a focus on perpetually affordable, but could apply to any model. It was suggested this model be combined with the Lethbridge Aboriginal Housing Society program which is also successful.

THORNTON:

Moved that the Community Housing Committee include Options for Housing Management-Perpetually Affordable Housing Model as an agenda item on the next Community Housing Committee meeting.

CARRIED

3. Review Council Motion re: Hewetson Ave. Project

D. Green referred to the motions made by the Council for the Town of Pincher Creek at the November 28, 2016 and January 9, 2017 Council meetings regarding a land development proposal and Lots 52 and 53, Plan 5690S.

Modular structures were briefly discussed. Components can be built indoors in a controlled environment, then brought to the site and quickly erected.

L. Gagne and G. McKerrill, Habitat for Humanity, joined the meeting at 10:50 a.m.

C. Price and R. Clark, Elks Club, joined the meeting at 10:55 a.m.

5. **Habitat for Humanity Review of Process and Council Approvals**

Mayor D. Anderberg welcomed the delegations and introductions were given. He advised that the Town of Pincher Creek has designated land for a Habitat for Humanity

build and a site visit is planned for today. Habitat for Humanity needs representation from a local group to participate with the build. The Elks Club has been involved in a prior project.

D. Green provided copies of the Habitat for Humanity Southern Alberta PowerPoint presentation from the November 4, 2016 Community Housing meeting which L. Gagne briefly reviewed. She stated the Habitat for Humanity mission is to build strength, stability and independence for families through affordable home ownership. No down payment is required and a no interest mortgage is provided through Habitat for Humanity. Selected families must demonstrate need, ability to pay and willingness to partner.

Habitat for Humanity looks at land, local tenders and then hires a local project manager. They do not rely solely on volunteers. Trades come in and a home is built in 4 to 5 months with specific work designated for volunteers. G. McKerrell said that approximately 3000 volunteer hours are required to build a duplex. This is a new model to Habitat for Humanity. Previous builds could take 2 years in a small town. This new model will speed up the process. Volunteers will be used for exterior and landscape work. Projects modelled this way are taking place in Olds and Brooks this year.

L. Gagne further explained the financing of a build and the amount of fundraising required. G. McKerrell responded to questions regarding financing the build until a homeowner moves in. He said 22 homes will be built this year with fundraising done in local community Chapters. Habitat for Humanity has national sponsors from large companies for items such as drywall and appliances. Sometimes local suppliers also donate.

The Elks Club is evaluating the proposal and will take it back to the membership for consideration. G. McKerrell outlined the fundraising requirements of a Chapter. A fundraising requirement of \$120,000.00 is necessary. This can include gifts in kind such as trades and supplies. Trades most often offer work at a reduced rate; their cost, not for free. A charitable gift receipt is given for goods but not services.

The Elks Club was involved with a Habitat build about 6 years ago and assisted with funding. This Habitat project will be brought to members at the next Elk's meeting on April 6, 2017. The Elks have participated in successful joint fundraising in Pincher Creek with several other local organizations and would like to talk to these organizations to see if they would like to be involved in a Habitat project. Habitat for Humanity representatives could attend a future Elk's Club meeting.

D. Anderberg said there might be some Government funding available for this project.

Regarding the family selection process, L. Gagne said people are pre-qualified prior to the build. She could host an information night in Pincher Creek between now and June

which would also help determine the need and size of build. Families can then apply online.

Habitat construction quality typically exceeds standards. G. McKerrell said they build so the family has minimal operating costs. He described several energy efficient features. A thorough land assessment is done including geo-technical and environment tests. If the land is suitable, Habitat needs title and then they decide what to build. Zoning is considered.

G. McKerrell said it is good to set parameters of time in place. It is important to families who can start their volunteer opportunities within the town. They do not need to be given at time of construction. A build could start in April 2018 if funding is in place.

C. Price left the meeting at 12:12 p.m.

6. Elks Club of Pincher Creek

Discussed and included with agenda Item 5.

7. Visit to Proposed Site

Committee members and delegations left for a site visit at 12:45 p.m. The meeting re-convened at 1:45 p.m. with Committee members only.

Councillor Lorne Jackson joined the meeting at 1:45 p.m.

8. 4. ARDN Update

D. Green advised that CHMC has a new seed funding application available for \$50,000.00 non-repayable and ARDN has encouraged us to apply. He will send a copy of the application to members for discussion at the next Housing Committee meeting.

D. Green spoke to Josh Benard, Alberta Rural Development Network this morning who advised he has applied to CMHC and has not heard back yet. He said we need to be working on our business plan and the seed funding application which could lead to loan money.

5. ARDN Rural Homelessness and Housing Conference

D. Green circulated information regarding the ARDN's Rural Homelessness and Housing Conference on April 4th in Nisku. He is unable to attend and advised that we can ask for conference reports if no one can attend.

7. Next Meeting

Tuesday, April 11, 2017 at 9:00 a.m.

8. **Adjournment**

The meeting was adjourned at 1:58 p.m.



Mayor, D. Anderberg



CAO, L. Wilgosh