

KINGSTON & FRONTENAC HOUSING CORPORATION
Minutes 04-2024
April 29, 2024, 12:30 p.m. Location: KFHC Board Room

Attendance:

Liz Schell, Chair
Councillor Don Amos, Vice Chair
Councillor Brandon Tozzo
Sanjiv Kapoor, Director (Departed 1:45 pm)
Bryan Hamberg, Director
Nancy South, Director
Joan Jardin, Director
Steven Silver, Director

Guest:

Dr. Carrie Anne Marshall, Western University
Fiona Drake, KFHC Support Services

KFHC Staff:

Mary Lynn Cousins Brame, CEO
Kitty van Alst, Recorder

Regrets: Marion Vanderpool, Executive Assistant

1. **MEETING TO ORDER:** The Chair called the meeting to order at 12:30 pm.
2. **APPOINTMENT OF MEETING OBSERVER**
THAT the Board recognizes Director Bryan Hamberg for volunteering as the Board Meeting Observer for April 29, 2024.
3. **DECLARATION OF CONFLICT AND PECUNIARY INTEREST:** None
4. **APPROVAL OF AGENDA**
Moved by: Councillor Brandon Tozzo
Seconded by: Joan Jardin
THAT the Board of Directors approves Agenda No. 04-2024 for the April 29, 2024 meeting.
CARRIED
5. **APPROVAL OF CONSENT AGENDA**
Moved by: Councillor Brandon Tozzo
Seconded by: Steven Silver
THAT the Board of Directors approves the Consent Agenda No. 04-2024 for April 29, 2024.
CARRIED
6. **CONFIRMATION OF THE MINUTES**
Moved by: Bryan Hamberg
Seconded by: Joan Jardin
THAT the minutes of the Kingston & Frontenac Housing Corporation Meeting No. 03-2024 held on March 25, 2024, be approved with one amendment.
CARRIED

7. **BUSINESS ARISING:** None

8. **NEW BUSINESS:** None

9. **PRESENTATION**

Mobilizing Community Assets to Support Adults living with Mental Illness and Substance Use Disorders in Social Housing report was circulated with the Board package. Dr. Carrie Anne Marshall presented the report resulting from a research project in correlation with Fiona Drake. The research was funded by the Social Sciences and Humanities Research Council in the form of a Partnership Engage Grant, awarded in December 2021. Questions and answers followed.

10. **REPORTS FOR APPROVAL**

a) **Strategic Plan 5 years milestones and activities – deferred to May**

b) **2023 Annual General Meeting Report and Agenda**

Moved by: Councillor Don Amos

Seconded by: Sanjiv Kapoor

THAT the Board of Directors approves the 2023 Annual General Meeting Report and Shareholder Meeting Agenda.

CARRIED

c) **Affordable Housing and Pre-development Funding**

Moved by: Councillor Brandon Tozzo

Seconded by: Councillor Don Amos

THAT the Board of Directors approve the acceptance of \$870,000 in City's municipal funding from the affordable housing capital budget to construct six affordable housing units within the existing social housing properties; and

THAT the Board of Directors authorize Kingston and Frontenac Housing Corporation to convert the underutilized spaces at 37 Cassidy Street, 123 Van Order Drive, 36 Cliff Crescent and 205 Rideau Street for the provision of six affordable housing units; and

THAT the Board of Directors authorize in the principle, Kingston and Frontenac Housing Corporation developing a fifty-two (52) unit affordable housing development at 186 Hillendale; and

THAT the Board of Directors authorize in the principle, Kingston and Frontenac Housing Corporation developing forty-four (44) unit affordable housing development at 120 Compton Street; and

THAT the Board of Directors approve the allocation of \$445,000 funding from the Housing Accelerator Fund grant funding from the City of Kingston to support the pre-development work at 186 Hillendale Avenue; and

THAT the Board of Directors approve the allocation of \$400,000 from the affordable housing capital funding from the City of Kingston to support the pre-development work at 120 Compton Street to the construction-ready stage; and

THAT the Board of Directors authorize the Chair and the CEO to execute the required agreements for the provision of this funding and the conversion and construction of the six affordable housing units in a form satisfactory to the Corporation Solicitor.

CARRIED

The CEO explained that KFHC can start new projects with the assistance of Federal and Provincial funding. There is a short time period to apply for funding once it is announced, so KFHC is taking action to have the projects shovel ready.

Questions and answers followed.

D) List of Board Guests and Questions

Moved by: Councillor Brandon Tozzo

Seconded by: Joan Jardin

THAT the Board of Directors approve on the recommendation of the Stakeholder Relations Committee the list of guests and questions.

CARRIED

11. REPORTS FOR INFORMATION

a) CEO Update and Standard Report

Moved by: Bryan Hamberg

Seconded by: Steven Silver

THAT The Board of Directors receive the CEO's report for information.

The CEO verbally highlighted aspects of the report and answered questions related to the corporation's performance.

12. MEETING OBSERVER FEEDBACK

Good learning from study presentation and a greater understanding of need to put into practice to make efficient, evidence-based decisions. The survey (study by Dr. Marshall) was a good way to engage stakeholders and capture their needs/challenges. The financial reports are strong beyond the arrears (previously noted as a risk). Able to gain resources through the Housing & Development fund to support mandate. Effective use of newly hired in-house staff to reduce external work orders and expense. The board made effective decisions, based on evidence and sufficient data.

13. Next Meeting

May 27, 2024

14. ADJOURNMENT

The agenda being fulfilled; the Chair declared the meeting adjourned at 2:05 pm.

X

Liz Shell
Chair

X

Mary Lynn Cousins Brame
CEO