



North Peace Housing Foundation

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Westview Development Committee Meeting
NPHF Central Office – Peace River, Alberta
December 6, 2023

Town of Peace River
Village of Hines Creek
County of Northern Lights
Northern Sunrise County
MD of Peace #135

Brad Carr
Reintjes, Hazel
Schug, Kayln
Boisvert, Dan
Eastman, Sandra

Also present: Executive Director Tammy Menssa , Director of Finance, Director of IT, Communications and Stakeholder Relations, Don Good. Don Good acted as recording secretary.

Meeting called to Order at 1:00 PM

Moved Boisvert that the Agenda be adopted as presented.
Carried

Off-Site levies

- No Off-Site levies for Westview area under current Town of Peace River bylaws

Budget Funding Models - AHPP

- There was discussion about whether we could start a charitable Foundation within the organization.
 - Should we get the 12 municipalities onboard with the non-profit.
 - Not needed
 - Does having a separate non-profit entity affect our access to funds?
 - Not to our understanding
- Province (from round tables with Minister) indicates that becoming less reliant on their funding supports the "Stronger Foundations" program; they are encouraging HMBs to be creative.
- NPHF must come up with 1/3rd of the funding in a HPP structure.
 - Must add at minimum 5 affordable housing units.
 - This may impact plans in Fairview due to available space for Seniors Affordable units.
- Fairview will advise as to what's possible (No cost)
- Construct 360 - pilot project through ASCHA.
 - They have all our information on the Westview project and ideas for the land in Fairview.
 - Jenny from ASCHA was the original point of contact with Construct360 and she felt that we were at the perfect stage of development. She also felt that NPHF could bring a sense of the Northern perspective/costing.

- Previously, Byron and I talked about the land by highway. There was a discussion with the owner about our potential interest in the land and future development of seniors housing.
 - Our commercial district could be central.
- Comment - only one housing start in Peace River 2023
- Regarding recent development - 1300 Sq Ft - 2 bedroom was overbuilt; would consider 900-1000, maybe 800 Sq Ft if building today.
- Estimated 2.2 M - but with 1/3 from us
- Maybe we fund Fairview ourselves and use other funding for Peace River
- Very difficult getting tradespeople right now.

Zoom Call:

- Construct 360 - funded by CMHC - helps non-profits to achieve projects and funding without the high consultant fees.
- Gave an outline of Construct 360 abilities and benefits.
 - Allows organizations to conceptualize a build before spending money; takes into account land use restrictions, parking, etc.; organizations can run rent and mortgage scenarios.
 - Goal is to reduce time with consultants on design, allowing for cost savings.
- Showed a few projects.
- The idea is that a subscription would be free for two years - after that, \$75.00 per month; however, it will remain free for non-profit housing providers.
- Fairview - options row housing, 4-plex ?
- Peace River
 - Other housing options, non-lodge - NPHF discussed its past plan and questioned its remaining relevance.
 - No basement, 1000-1200 Sq ft, Main floor laundry, crawlspace, etc. - from survey results.
- More discussion re Fairview and desire for 5 units.
- C360 - Get back to us in late January.

More notes from after Zoom

- General conversation around applications and funding.

Next steps and action items

- Discussion around seniors wishing to stay in their home and how much they do to retain independence.
- Possible wider staircases and hallways- somewhat accessible builds
- Tammy listed the questions she had noted for specific individuals.
- Discussion on Life leases and their risk (recent negative press in the news).

Next meeting date: Feb 7th, 1:00 PM, Central Office, Peace River

Adjourned 3:41 PM