



# *North Peace Housing Foundation*

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Westview Development Committee Meeting  
NPHF Central Office – Peace River, Alberta  
September 13, 2023

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

Schamehorn, Byron (Committee Chair)  
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 5:02 PM

Moved Boisvert that the Agenda be adopted as presented.  
Carried

Legal and regulatory requirements

- Alisha Mody (TPR) discussed zoning and rezoning options with the Committee and answered many questions.
- 55+ Regulations –55+ Housing is allowed as an acceptable use.

Break taken at 6:00 PM

Back from break at 6:38 PM

Discussion Items

- Life Lease Information - discussion
- Tax Implications - discussion

Budget and Funding Models

- Revenues from sale of properties
- Goal: Balance of affordable and self-sustaining
- Research commercial revenue generation options allowed under affordable funding guidelines.
- Needs assessment timeline.

Next Steps and Action items

- Member Schamehorn recommended the committee contact Brad Carr

- Administration to investigate:
  - Off Site Levies
  - Affordable Housing requirements
  - The creation of conceptual drawings
- Consider interviewing senior residents in the private market to determine needs and wants.

Next meeting December 6, 2023, at 1:00 pm prior to the Regular Meeting

Meeting Adjourned at 8:12 PM