

## **Minutes of the CCOC Board of Directors Meeting of Wednesday, January 30, 2018**

**Present:** Dallas Alderson (Vice-President/Interim Chair), Chris Yordy, James Clark, Jesse Steinberg, Penny McCann, Josh Bueckert (Treasurer), Glenn Allen, Andrew McNeill, AnaLori Smith.  
**Regrets:** Abra Adamo, Bill Rooney  
**Staff:** Ray Sullivan, Adella Khan (recorder)

### **1. Call to order:**

The meeting called to order at 7:13 p.m.

### **2. Adoption of agenda:**

The Board adopted the agenda with some amendments. The *in camera* items were moved to the end of the meeting and an item was added. The terms of reference are being deferred until the February meeting to keep in line with the committee's work. (M/S/C, J. Steinberg/J. Clark)

### **3. Adoption of the December 19, 2018 regular and *in camera* minutes and *in camera* minutes of November 2018.**

The Board approved the November *in camera* minutes. (M/S/C, J.Bueckert/P.McCann)

The Board approved the December *in camera* minutes. (M/S/C, J.Bueckert/P.McCann)

The Board approved the regular December minutes. (M/S/C, C.Yordy/J. Bueckert)

### **4. Declaration of conflict of interest – none.**

### **5. Business arising from the previous minutes**

- a) **Percy (& Lisgar) borrowing:** CCOC is resubmitting to the CMHC co-investment fund tomorrow for Lisgar refinancing. For Percy, the CMHC and the Bank have decided on the terms of insurance for the new mortgage and we can continue.

### **6. Executive Committee Report**

- a) **December 1, 2018 All-Committee Meeting:** Dallas reported—the board touched base on the all committee meeting and bringing the ideas brought up there into the work plan for CCOC.

### **7. Finance Committee Report**

- a) **Bad debts:** Josh moves that \$10,864.14 in bad debts be written off for CCOC.

(M/S/C, J. Bueckert/J.Clark)

## 8. Development Committee Report (no meeting)

a) **Arlington redevelopment:** Ray, Debbie, Allison, and Kiefer did a site tour. The units are still a mess but it is great to see how the spaces are taking shape. We're looking at deferring commitments to new tenants until at least April 15. That being said, we're still on budget. On the positive side, we'll be able to have a spring welcoming party.

b) **CAHDCO and Convivium:** CAHDCO is working with a group to create a seniors co-housing in the form of an equity co-op. Cahdco is purchasing the property to develop and won't be drawing on CCOC to make this purchase. There eventually will be financing from the bank but Cahdco has some equity partners lined up.

## 9. Tenant and Community Engagement Committee

a) **Terms of Reference** – deferred to next month.

b) **Board/Committee diversification:** AnaLori reported on a suggestion from the TCE committee that the Board look into using diversification programs and tools from Volunteer Ottawa to ensure we're engaging people from diverse backgrounds for board involvement.

## 10. Facilities Management Committee Report - none

## 11. Rental Committee Report

a) **2018 Vacancy and Turnovers:** Chris reported that turnovers are at a 20 year low and we have some good numbers in the sense that the average time units are sitting open is just about a month; some of that is actually due to some outliers with vacancies for extraordinary maintenance in between rentals. Low turnover is indicative of the housing crisis in Ottawa.

## 12. Policy Research and Advocacy Committee (PRAC!)

a) **City budget & transit-oriented housing campaign:** Jesse gave a PRAC run down. They brainstormed their work plan and came up with a list of ideas they will be working on. On the topic of housing and transit, there is a rally on Wednesday February 6 at 9 a.m. The City doesn't put any of its own money up for affordable housing so, in a coalition with other organizations, we're asking the city for \$12 million annually for affordable housing. This could be achieved through a 1% levy increase on property values.

## 13. Corporate Business

a) **Nominations & appointments sub-committee:** This is the sub-committee of the board struck to ensure there are enough people up for election in May. Abra, Andrew, AnaLori, and Jesse are on this sub-committee.

Ray suggests the sub-committee should meet an hour in advance of the next Board meeting to discuss strategy. The sub-committee will be supported by Hannah Vlaar, the TCE facilitator.

#### **14. Conference / Associations' Report**

- a) **CHRA April 2-4, Victoria:** Usually CCOC sends the Board President but since Bill will be in Spain, another Board member could attend in his stead.

#### **15. Other Business**

#### **16. Personnel Committee Report**

- a) Compensation Fairness Review

The Board moved *in camera* (M/S/C, K. Beckett/J.Clark) for an update on the progress of Personnel Committee so far. No decisions were made, and there are no further minutes.

The Board moved *ex camera* to adjourn. (M/S/C, J.Clark /K. Beckett)

#### **17. Adjournment:** 9:52 (M/C, J. Bueckert)