



MINUTES
CITY OF WELLAND
AFFORDABLE HOUSING COMMITTEE MEETING
Thursday, March 7, 2024 – 2:00PM - 3:00 PM
CIVIC SQUARE: COUNCIL ANTE ROOM - HYBRID

No:	Topic	Initials
	Committee Members	
	Councillor Leo Van Vliet - not in attendance	CLV
	Councillor Adam Moote	CAM
	Paul Turner (Task Force)	PT
	Anthony Gatti (Task Force)	AG
	Susan Mifsud	SM
	Sherry Visser-Fleming	SVF
	Leslie Bellingham	LB
	Nicolas Aiello - Staff Liaison	NA
	Vickie Lafleur - Customer Service Clerk (minutes)	VL
1	Call meeting to order.	PT
	Meeting called to order at 2:00 p.m.	
2	Land Acknowledgement	PT
	Welland is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen-DA-ronk), the Haudenosaunee (Hoe-den-no-SHOW-nee), and the Anishinaabe (Ah-nish-ihNAH-bey), including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Welland today. Welland stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.	
3	Introductions	ALL
	Members and Presenters introduced themselves	
4.	Approval of February 1, 2024 Minutes	PT
	Motion to accept: SM	
	All in favour	

5 Approval of March 7, 2024 Agenda ALL

Motion to accept: AG
All in favour

6 Conflict of interest ALL

“Having reviewed the agenda, does any committee member have a need to disclose a direct or indirect pecuniary interest with respect to today’s agenda”

SB may have a conflict regarding Nest Niagara, but presentation is for information purposes.

7 Presentations ALL

- **Peter and Gina Schafrick – [Nest Niagara](#)**

NA share Nest Niagara presentation. Peter spoke on what they do aiming for affordable housing with property owners donating part of their property utilizing backyards, supportive housing, partnerships, how their approach is different, professional services, looks/colours of facades, interior, costs, becoming a host, FAQ if host decides to move, resident selection and relationships, rental costs, 1 to 2 people, built off-site partnered with a fabricator who does compact homes, site suitable to backyard blending with the property using durable materials. Units are self contained (washroom, bed, storage, kitchenette) unit each just under 300 sq.ft. up to over 400 sq.ft. depending on host site, rent is based on income. Cost approx. \$150,000, looking for Community donations, Nest retains ownership and manages unit. Nest is seeking support from Affordable Housing Committee to spread awareness and introduce the “Nest” idea. LB asked if seeking full \$150,000. donation per unit. Peter looking for full funding but hasn’t started the aspect to raise funds, working building up team members, partnerships and monetary donations. LB asked about rent charged to tenants is there financial institutions to mortgage the unit, Peter replied Nest would land lease on portion of property from homeowner and probably couldn’t have mortgage when property is already owned. LB asked about screening tenants/owners to keep good relationships, Peter replied yes with 3rd party to take burden off property owners. CAM asked how the services managed - private or tied into City, Peter replied tied to property owners along with hydro. CAM how many homes currently Peter replied none. CAM about the assessment of property, Peter called MPAC must find similar in City and use as a reference he needs more details to answer question. CAM asked NA about Planning NA stated City already has accessory dwelling units permitted, zoning requirements for setbacks and lot coverage, nothing on land lease this would need to be legally sound. NA asked presenter would you have to apply for Committee of Adjustment answer was no. CAM commented Committee cannot direct staff (NA) to investigate further but Council could direct, and Nest and staff could start a

discussion on their own. NA can provide updates to Committee on land lease, talk more with Nest and speak to City Lawyer and CAM mentioned especially with the OPA update. SVF asked working with local fabricator and asked to share Gina replied working with Aloft Studios, SVF asked you would like to engage with Social Services any talks about building partnerships, Peter commented building relationships now and reaching out now City by City. SVF asked about timeline from start to finish Peter stated right now it's about money to get started. SM any thoughts about getting word out to residents, Peter replied still early in game especially with relationships, some interest has been expressed. PT stated fantastic idea with more details may be a good fit and will spread the word about Nest, thanked presenters. Discussion continued urban area near public transit, tax incentives need to be looked into fully, City grants maybe? – all about funding other partnership groups.

Motion for Affordable Housing Committee to receive for information the presentation from Nest Niagara

Motion to accept: CAM

All in favour (except SB conflict of interest)

- **Jon Braithwaite, The Hope Centre - 662 Deere Street.**

Jon spoke about Hope Centre and their mission(s) for 50 years. Wayne Brandt spoke on the presentation slide on the City of Welland owned property 662 Deere, CMHC funding requires a minimum of 5 beds, forgivable loan and repayable loans, eligibility funding for CIP, long term land lease and extend services with City, waiving of fees. Professional services required to take place before funding i.e. architectural drawings. Rent of \$500. or less are per room mate. Hope to start July/August. CAM and SVF have to leave motion put on floor before their departure.

MOTION: THAT THE AFFORDABLE HOUSING ADVISORY COMMITTEE endorse the Hope Centre's proposal for providing Affordable Housing at 662 Deere Street.

and

FURTHER THAT COUNCIL OF THE CITY OF WELLAND supports the Hope Centre's Proposal for entering into a long term lease and constructing of 3 Affordable Rental Housing Units at the City owned property municipally known as 662 Deere Street.

AND FURTHER THAT Staff provide a report to Council regarding this matter.

MOTION to accept: SVF

All in favour (except PT and SM have conflict of interest)

Discussion continued on operating budgets, hoping to go to Council for April 9th meeting for support, finalizing project, and length of time to complete, look of units, location of build, landscaping utilizing schools, more partnerships. NA creation of lease agreement, approvals, legalities, staff report in conjunction with Council (presentation).

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| 8 | New Committee Members Request – Update | SVF |
| | SVF had to leave NA updated Committee no new members, no one has applied as of yet but will advise ASAP. | |
| 9 | Comments from Chair | PT |
| | Vance Badawey MP for Niagara Centre will be speaking of Affordable Housing here at Civic Square on March 27 th in the Community Room, discussion continued. | |
| 10 | Business/Actions Arising from past Minutes | PT |
| | None | |
| 11 | New business/discussion | ALL |
| | None | |
| 12 | Correspondence | PT |
| | None | |
| 13 | Adjourn at 3:30p.m. | ALL |
| | Motion to accept: SM
All in favour | |

Next Meeting Date:
Thursday, April 4, 2024 @ 2:00pm
Council Ante Room