

Meeting Minutes

Capital Region Housing Corporation Board

Wednesday, November 12, 2025

12:05 PM

6th Floor Boardroom
625 Fisgard Street
Victoria, BC

PRESENT

DIRECTORS: Z. de Vries (Chair), J. Caradonna (Vice Chair), M. Alto, P. Brent, S. Brice, J. Brownoff, C. Coleman, B. Desjardins, S. Goodmanson, G. Holman, P. Jones, D. Kobayashi, M. Little, C. McNeil-Smith, K. Murdoch, D. Murdock, C. Plant, S. Riddell (for R. Windsor), L. Szpak, M. Tait (12:27 pm), D. Thompson, S. Tobias, A. Wickheim, K. Williams

STAFF: T. Robbins, Chief Administrative Officer; N. Chan, Chief Financial Officer/General Manager, Finance and Technology; A. Fraser, General Manager, Infrastructure and Water Services; S. Henderson, General Manager, Electoral Area Services; L. Jones, General Manager, Parks, Recreation and Environmental Services; K. Lorette, General Manager, Housing, Planning and Protective Services; K. Morley, Corporate Officer/General Manager, Corporate Services; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Senior Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director(s) M. Tait, R. Windsor

1. CALL TO ORDER

The Chief Administrative Officer called the meeting to order at 12:06 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

A Territorial Acknowledgement was provided in the preceding meeting.

3. ELECTION OF THE CHAIR OF THE HOUSING CORPORATION BOARD

The Chief Administrative Officer called for nominations for the position of Chair of the Capital Region Housing Corporation Board for 2026.

Director Murdoch nominated Director de Vries. Director de Vries accepted the nomination.

The Chief Administrative Officer called for nominations a second time.

The Chief Administrative Officer called for nominations a third and final time.

Hearing no further nominations, the Chief Administrative Officer declared Director de Vries Chair of the Capital Region Housing Corporation Board by acclamation.

4. ELECTION OF THE VICE CHAIR OF THE HOUSING CORPORATION BOARD

Chair de Vries called for nominations of Vice Chair of the Capital Region Housing Corporation Board for 2026.

Director Thompson nominated Director Caradonna. Director Caradonna accepted the nomination.

Chair de Vries called for nominations a second time.

Chair de Vries called for nominations a third and final time.

Hearing no further nominations, Chair de Vries declared Director Caradonna Vice Chair of the Capital Region Housing Corporation Board by acclamation.

5. INAUGURAL ADDRESS OF THE CHAIR

Good afternoon Directors. It's been an honour and a privilege to serve as the Chair of this Board for the past three years, and I look forward to the year ahead and our work together. We've made a lot of progress so far this term, including landing historic investments from the Province in 2024. That is going to fuel construction of badly needed affordable homes from 2026 onward. With new projects such as the Cedar Hill Library being announced and more to come. We have several projects nearing completion, others that are under active construction, others to break ground soon, and even more in the planning stages. Beyond this, we have a shared vision that turns one of our greatest challenges into a significant opportunity; unfunded liabilities and other fiscal challenges. These are things that in the past were solved by things like sell-offs in the eighties and nineties, in a lot of jurisdictions around the world. We've instead taken a very pragmatic and progressive approach, which looks to solve these challenges through expansion and delivery of more affordable housing across the region, and improving the financial proponents of the Capital Region Housing Corporation as an organization. With that, I want to thank directors who have all contributed, are committed to this approach, and have been staying focused on the path ahead, as well as the hard work of staff that often goes under appreciated, but in the space of creating and delivering affordable housing that's become increasingly challenging. I can't say enough how grateful I am to our professional staff who have helped move the Capital Region Housing Corporation into a better position than it was three years ago. There is significant strategy work that's coming forward that should be celebrated.

6. APPROVAL OF THE AGENDA

MOVED by Director Plant, SECONDED by Director Thompson,
That the agenda for the November 12, 2025 Session of the Capital Region
Housing Corporation Board be approved.
CARRIED

7. ADOPTION OF MINUTES

- 7.1. [25-1174](#) Minutes of the Capital Region Housing Corporation Board Meeting of October 8, 2025
- MOVED by Director Plant, SECONDED by Director Szpak,**
That the minutes of the Capital Region Housing Corporation Board meeting of
October 8, 2025 be adopted as circulated.
CARRIED

8. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

9. CONSENT AGENDA

There were no Consent Agenda items.

10. ADMINISTRATION REPORTS

There were no Administration Reports.

11. REPORTS OF COMMITTEES

There were no Reports of Committees.

12. NOTICE(S) OF MOTION

There were no notice(s) of motion.

13. NEW BUSINESS

There was no new business.

14. MOTION TO CLOSE THE MEETING

14.1. [25-1173](#) Motion to Close the Meeting

MOVED by Director Little, **SECONDED** by Director Murdoch,

1. That the meeting be closed for Land Acquisition in accordance with Section 90(1)(e) of the Community Charter.

CARRIED

MOVED by Director Little, **SECONDED** by Director Szpak,

2. That such disclosures could reasonably be expected to harm the interests of the Regional District.

CARRIED

MOVED by Director Plant, **SECONDED** by Director Little,

That the meeting be recessed for the meeting of the Capital Regional Hospital District Board.

CARRIED

The meeting recessed at 12:13 pm to convene the meeting of the Capital Regional Hospital District Board.

The meeting reconvened and went into the closed session at 1:47 pm.

13. RISE AND REPORT

The Capital Region Housing Corporation Board rose from its closed session at 2:00 pm without report.

15. ADJOURNMENT

MOVED by Director Plant, **SECONDED** by Director Goodmanson,

That the November 12, 2025 Capital Region Housing Corporation Board meeting be adjourned at 2:00 pm.

CARRIED

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER