



## BOARD REPORT

REPORT No.: 2026-02

MEETING DATE: FEBRUARY 19, 2026

SUBJECT: AMALGAMATION OF COMMUNITY HOUSING PROJECTS –  
CHATEAULAC HOUSING INCORPORATED AND GERALDTON MUNICIPAL  
HOUSING CORPORATION

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### RECOMMENDATION

THAT with respect to Report No. 2026-02 (Integrated Social Services Division) we, The District of Thunder Bay Social Services Administration Board, consent to the transfer of the assets of Chateaulac Housing Incorporated to Geraldton Municipal Housing Corporation.

AND THAT we authorize the Chief Executive Officer to execute any related documentation required.

AND THAT a copy of the resolution be provided to the Ministry of Municipal Affairs and Housing.

### REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with information on the transfer of Chateaulac Housing Incorporated (Chateaulac) housing assets to Geraldton Municipal Housing Corporation (GMHC).

### BACKGROUND

Chateaulac owns a 12-unit seniors apartment building located in Longlac consisting of a mix of market and Rent Geared to Income (RGI) housing units. The group incorporated on March 1, 1982 as a not-for-profit corporation. The one-story apartment building is comprised of 10 one-bedroom units and 2 two-bedroom units.

In 2022, the group sought TBDSSAB approval to revise their Articles of Incorporation by reducing the minimum number of directors from five to three, and the Board approved that request (Resolution No. 22/96). Chateaulac's mortgage expired in 2025.

GMHC manages a portfolio of 28 mixed use housing units that are targeted 100% RGI. The group incorporated on November 14, 1988. The housing portfolio consists of single and family units comprised of row housing and duplexes. GMHC's mortgage will expire in 2029.

Both groups share a property manager (Synergy Property Management) and share a Board of Directors which stabilizes Board governance capacity and continuity. Both are connected to the community housing system in the Municipality of Greenstone, within the TBDSSAB's service area.

## **COMMENTS**

GMHC previously communicated to TBDSSAB their intention to seek formal amalgamation of GMHC and Chateaulac. Administration advised GMHC of the requirements and information required for the Board to consider this request. The move to amalgamate the two housing corporations formalizes the ongoing operating reality where the two entities have shared a Board of Directors and Property Manager since 2022.

Administration has reviewed the purchase and sale agreement, financial reports, and projections and does not have any concerns with the proposed amalgamation of GMHC and Chateaulac. The merger of the two housing corporations may lead to some savings for the operation of these units. Through amalgamation it is anticipated that the operation of these units will be strengthened in the future. All the housing units involved will remain operational under agreement with TBDSSAB.

## **STRATEGIC PLAN IMPACT**

This report supports the 2024-2027 Strategic Plan practical vision of providing safe, affordable, agency-supported housing that everyone deserves.

## **FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report. All costs incurred by TBDSSAB related to this transfer would be covered by GMHC as per the transfer agreement conditions.

## **CONCLUSION**

It is concluded that that this report provides the Board with an overview of the request by Chateaulac and GMHC to amalgamate the two housing corporations under GMHC. TBDSSAB Administration recommends that the Board provide its consent in this regard.

**REFERENCE MATERIALS**

None

PREPARED BY:	Aaron Park, Manager, Housing and Homelessness Programs
SIGNATURE	
APPROVED BY	Crystal Simeoni, Director, Integrated Social Services Division
SIGNATURE	
SUBMITTED BY:	Ken Ranta, Chief Executive Officer