

# Staff Report

## The Blue Mountains Attainable Housing Corporation

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**Report To:** The Blue Mountains Attainable Housing Corporation Board of Management  
**Meeting Date:** February 29, 2024  
**Subject:** FAF.24.041 Next Steps for The Blue Mountains Attainable Housing Corporation  
**Prepared by:** Shawn Everitt, Chair

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### A. Recommendations

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THAT The Blue Mountains Attainable Housing Corporation Board of Management receive Staff Report entitled “Next Steps for The Blue Mountains Attainable Housing Corporation”;

AND THAT, over the next three months, The Blue Mountains Attainable Housing Corporation has a primary focus on determining the most effective opportunities for the Town to increase the range of housing and the overall stock of housing and living opportunities within the Town;

AND THAT The Blue Mountains Attainable Housing Corporation Board of Management bring forward a report to The Blue Mountains Committee of the Whole meeting on June 10, 2024 with specific recommendations related to the proposed next steps for The Blue Mountains Attainable Housing Corporation.

### B. Overview

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This report is being brought forward as the initial report to the Board of The Blue Mountains Attainable Housing Corporation (BMAHC) and is to receive endorsement of the BMAHC Board’s purpose over the next three months.

### C. Background

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On December 13, 2023, the BMAHC Board of Management held its Annual General Meeting. During the Public Meeting portion, where existing members of the Board of Management could express interest in remaining on the Board, it was determined and confirmed that no members were interested in continuing to serve on the BMAHC Board of Management.

In anticipation of this scenario, Town staff had worked directly with the existing Chair of the Board, Mr. Gavin Leitch, to ensure a plan was in place to move the BMAHC forward in the event that none of the existing Board members continued to serve in their positions.

On October 30, 2023, Town staff brought forward [Staff Report FAF.23.171](#) which recommended the next steps for the Town related to The Blue Mountains Attainable Housing Corporation. As a result of this report, Council unanimously approved the following resolutions:

Moved by: Deputy Mayor Bordignon

Seconded by: Councillor Maxwell

**THAT Council receive Staff Report FAF.23.171, entitled “Recommended Next Steps for the Town Related to The Blue Mountains Attainable Housing Corporation”;**

**AND THAT Council select Option 1 as outlined in this report and direct staff to complete all required processes to formally release The Blue Mountains Attainable Housing Corporation and its Board of Directors of its responsibilities to repay the current operating loan, with the loan agreement terminating as of October 30, 2023;**

**AND THAT Council provide formal written notice of intent to continue The Blue Mountains Attainable Housing Corporation under a modified mandate, as recommended by the municipal member of The Blue Mountains, and request that this notice be included on The Blue Mountains Attainable Housing Corporation's 2023 Annual General Meeting Agenda.**

Moved by: Councillor McKinlay

Seconded by: Councillor Hope

**THAT, as it relates to Staff Report FAF.23.171, entitled “Recommended Next Steps for the Town Related to The Blue Mountains Attainable Housing Corporation”, Council reconsiders the portion of its July 10, 2023 Council resolution, in response to Staff Report FAF.23.106, entitled “Follow Up to The Blue Mountains Attainable Housing Corporation Deputation of May 17, 2023”, to reduce the limit of the BMAHC Repayable Operating Loan from \$1,200,000 to \$800,000, including the incurred interest up to May 31, 2023 with the Term ending July 4, 2024**

## **D. Analysis**

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Town staff, now acting in the capacity of the Board, suggest that this newly appointed Board of The Blue Mountains Attainable Housing Corporation (BMAHC) focus on bringing forth opportunities that will best serve the community and result in more affordable and attainable housing and accommodation stock and clear opportunities.

The recommendations contained within this report include the appointment of up to six (6) members of Town staff who have volunteered to serve on the Board of the BMAHC until the transition period is completed and a report can be provided to Council with recommendations regarding how best to proceed.

The six (6) members of Town staff were required to submit an expression of interest to participate on the BMAHC Board after first receiving an endorsement to participate from their Manager and Director. Participants were also required to be either renting and/or in the market for a local rental or ownership property within affordable rates.

Staff suggest that, as part of this review, a report from The Blue Mountains Attainable Housing Corporation (BMAHC) Board be provided to the June 10, 2024 Committee of the Whole Meeting to provide recommendations regarding the future of the BMAHC.

Presently, staff suggest that a variety of tools could be considered through this work including the following opportunities that could be offered through the BMAHC, or the Town, to expand the opportunities to increase the overall range of housing and living options within the Town.

- Secondary Suite Assistance Program;
- Potential of using the funding raised through property tax sales to provide funding to the Community Improvement Plan (CIP) for the specific purposes of Housing Incentive Programs;
- Potential of the Town retaining properties acquire through property tax sales where appropriate;
- Formalizing volunteer contributions that developers can provide in lieu of the provision of affordable and/or attainable housing;
- Developing and maintaining a formal annual living wage document for The Blue Mountains.

Respectfully Submitted,

***Shawn Everitt***

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Shawn Everitt  
Blue Mountains Attainable Housing Corporation Chair  
Town of The Blue Mountains Chief Administrative Officer