

R. Tipping
Thorncroft Ct.
PO Box Thornbury,
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January 4, 2021

Attn: BMAHC Board Chair R. Sampson, Mayor and Council

Re: Attainable Housing Initiative

Dear Sir:

Once again, I feel compelled to express my concerns regarding this project. After reviewing the proposed eligibility guidelines in both the Conceptual Business Model and the Eligibility Policy-Attainable Rental Program (ARP), I draw your attention to several inconsistencies.

- A. CBM Page 12 (Project East Target Group) — **service workers, tourism workers**
- B. CBM Page 18 (Project East Target Group) - The Corporation will attract **primarily seasonal employees** that work in all sectors of TBM's tourism economy. As such, these employees will likely demand rental properties in all areas of TBM.
- C. CBM Page 20 (Rental Eligibility) - **Senior permanent resident or intending to be.**
- D. ARP Page 2 (Eligibility Criteria - Employment) - **is at least 55 years of age and has ceased active full time employment but who has been an employee in TBM for at least 3 of the past 5 years, prior to ceasing full time employment.**
- E. CBM Page 20 (Rental Eligibility) - **employees must work a min. of 30 Hr/wk in a business operating in the TBM**
- F. ARP Page 2 (Eligibility Criteria - Employment) - **primary applicant must be employed in TBM for an annual average of at least 30 hr/wk**
- G. CBM Page 20 (Rental Eligibility) - **Less than \$200,000 in assets.**
- H. ARP Page 3 (Eligibility Criteria - Income and Assets) - **Less than \$100,000 in assets**
- I. ARP Page 3 (Eligibility Criteria - Income and Assets) - annual income \$40,000 to \$100,000
- J. ARP Page 4 (Eligibility Criteria - Occupancy) the minimum tenure for leases is 12 month fixed term
- K. CBM Page 46 (Attainable Housing Tools - Public Private Partnerships) — generally involves a contribution from the public sector in the form of land and/or zoning and the private sector is responsible for servicing and building. Private sector can provide grants to keep the prices affordable renters/owners.

Referencing the above items, the apparent lack of consistency and clarity is troubling. How do you explain the existence of so many inconsistencies? It appears very little effort was made to accurately define the parameters of this project. Why?

You did advise in your November 12 letter that residency guidelines have not been finalized. I also quote "As a Councillor I will take all perspectives into account in deciding my own support". How, as the Board Chair, could you make such a non-committal statement. Apparently you must have significant reservations surrounding the validity of this project. The mayor's willingness to enhance partnering with the tourism sector and promote the sector's benefits, appears to many residents as an abysmal failure. I believe the Town's current financial commitment, lack of identified funding sources and lack of the private sector's financial commitment has greatly diminish the public's support for this initiative. This only brings into question the Mayor's ability to effectively manage Town affairs. It is imperative that you speak up and share your concerns with the public. It is extremely important that you demonstrate strong and effective leadership with this controversial project.

If the project proceeds, the Town needs to re-define the entire initiative. A dorm style facility primarily to accommodate seasonal workers should be the sole responsibility of the tourism sector just as the local growers provide housing for their seasonal workers. Based on current wage levels the majority of service workers will not meet the current financial qualifications. Eligibility guidelines need to be clarified and made representative of each target group. Timelines for self-sustainability and repayment to the Town coffers of all monies expended need to be established. Project requires an exit strategy with achievable milestones.

If the Town proceeds without committed financial support from the private sector, I suggest the Town impose a business tax to ensure the Town claws-back all construction/servicing costs as indicated in item K.

The Town must realize there is huge disconnect between Thornbury area residents who want to preserve small town living and the environment and the tourism sector who are only interested in increasing the profit margins regardless of local impacts. Increasing numbers of permanent residents is changing the demographics of the Town. If you want to build something, aside from upgrading failing infrastructure, build sidewalks for kids and elders. A recreational facility with a pool for swimming lessons and competition, a leisure pool for kids, families and the physically challenged, exercise rooms, a gym for basketball and racket sports, meeting and craft rooms, splash pads in the parks, outdoor artificial skating circuit, etc. Facilities that will serve the majority of residents of Thornbury for many years.

Respectfully

Rick Tipping