

The Blue Mountains Attainable Housing Corporation

To: Council of the Town of The Blue Mountains
Meeting Date: June 17, 2024
Subject: Proposed Next Steps for The Blue Mountains Attainable Housing Corporation
Prepared by: Shawn Everitt, President/Chair

A. Recommendations

THAT the Board of The Blue Mountains Attainable Housing Corporation receive “Proposed Next Steps for The Blue Mountains Attainable Housing Corporation;”

AND THAT The Board of The Blue Mountains Attainable Housing Corporation recommend the following:

1. THAT The Blue Mountains Attainable Housing Corporation request that Council of The Town of The Blue Mountains direct staff to initiate the formal process of dissolving The Blue Mountains Attainable Housing Corporation at the estimated cost of \$30,000 and with full dissolution to be completed no later than December 1, 2024;
2. AND THAT Council of The Town of The Blue Mountains request the members of The Blue Mountains Attainable Housing Corporation to bring forward a draft Terms of Reference that would provide the basis for the scope and mandate for the potential establishment of a formal Attainable Housing Committee of Council;
3. AND THAT Council of The Town of The Blue Mountains engage with the TBM Housing Strategy Working Group to consider how best to collaborate on the Attainable Housing Portfolio.

B. Overview

The purpose of this report is to provide recommendations regarding the next steps for The Blue Mountains Attainable Housing Corporate future consideration by The Blue Mountains Council at its June 17, 2024, Committee of the Whole Meeting

C. Background

At the November 30, 2023, Special Meeting of Council, Council approved the following Motion:

THAT Council receive Staff Report FAF.23.184, entitled “Consideration of Municipal Member Motions for the Blue Mountains Attainable Housing Corporation AGM”;

AND THAT Council receive Staff Report FAF.23.184 directly to Council due to the time-sensitivity of the upcoming Annual General Meeting (AGM) of The Blue Mountains Attainable Housing Corporation;

AND THAT Council appoint the position of Chief Administrative Officer as the Municipal Member Representative for the 2023 Annual General Meeting of The Blue Mountains Attainable Housing Corporation;

AND THAT Council nominate Mayor Andrea Matrosovs and Councillor Shawn McKinlay as the Council members to be considered for appointment to The Blue Mountains Attainable Housing Corporation Board of Directors at the December 14, 2023 Annual General Meeting;

AND THAT Council direct the Municipal Member Representative to bring forward the following motions to the Annual General Meeting of The Blue Mountains Attainable Housing Corporation for consideration and formal vote:

- 1. THAT The Blue Mountains Attainable Housing Corporation focus on the review and redevelopment of the Corporation Mandate, Articles of Incorporation, By-laws, and overall Governance Structure with a reporting date of April 8, 2024 to Council at the Committee of the Whole meeting;**
- 2. AND THAT, for the period immediately following the 2023 Annual General Meeting until June 30, 2024, The Blue Mountains Attainable Housing Corporation be comprised of five (5) members of Town of The Blue Mountains staff to be determined by the Town's Chief Administrative Officer.**

The current Board of Directors for The Blue Mountains Attainable Housing Corporation are:

- Chair/President – Shawn Everitt (Administration)
- Treasurer – Former Acting Director of Finance (Vacant)
- Secretary – Carrie Fairly (Administration)
- Member Nicholas Cloet (Operations)
- Member Cat Cooper (Planning and Development Services)
- Member Erica Dudley (Operations)
- Member Marco Hinds (Operations)
- Member Morgan May (Community Services)
- Member Mylene McDermid (Financial Services)
- Member Andrea Matrosovs (Council)
- Member Shawn McKinlay (Council)
- Member Carter Triana (Planning and Development Services)

The Board of The Blue Mountains Attainable Housing Corporation (BMAHC) has met a total of six (6) times as of June 6, 2024, and have discussed a variety of housing topics.

At the April 12, 2024, meeting, the Board members received a presentation by the Town's Chief Building Official regarding Tiny Homes, Container Homes, and Mobile Homes.

At the May 1, 2024, meeting, the Board members received a presentation from the Town’s Director of Planning and Development Services and Manager of Community Planning regarding the Official Plan update process to date and how this is tied directly to Attainable Housing.

In addition, the following subject matter has been discussed with the suggestion of whether the Town or the BMAHC is best positioned to take carriage of the following subject matter:

| Topic | Priority Level | Timing | Potentially Managed By |
|---|----------------|------------------------|------------------------|
| To work with the Committee of Council to continue to Champions for Attainable Housing to Council, Developers and the community | High | Short Term and Ongoing | Town or BMAHC |
| Establishing a relationship with Developers and Habitat for Humanity | Low | Ongoing | Town or BMAHC |
| Identify covenants to protect new Attainable Housing builds from increased resale values | High | Short Term and Ongoing | Town or BMAHC |
| Identify tools available to ensure affordable rental stays affordable | High | Short Term and Ongoing | Town or BMAHC |
| Suggested by-law amendments needed to allow all types of dwellings | High | Short Term | Town or BMAHC |
| Additional fees for larger builds with a focus on supporting CIP funding | Medium | Medium Term | Town |
| <p>Communication Strategy including: Education, awareness and public outreach, Easy access to information for Council and the public, Provide real scenarios around the workforce that cannot work or live here. Also, highlighting the positives of living here such as low property taxes compared to neighbouring municipalities and provide information regarding community members and groups or associations can provide affordable dwelling units.</p> <p>Having a communication and marketing component to provide information to the public regarding the opportunities,</p> | High | Short Term and Ongoing | Town or BMAHC |

| Topic | Priority Level | Timing | Potentially Managed By |
|---|----------------|------------------------|------------------------|
| options, and what is permitted already within the Town for Attainable Housing (also ties into Champions for Attainable Housing) | | | |
| Assisting renters or homeowners from missing rent payments or defaulting on mortgage payments <i>Others offer this type of program: connection provided to the programs available to those who need them (communication of this: education and awareness, resource guide)</i> <i>(this topic was identified as a communication piece as well but with a lower priority)</i> | Low | Ongoing | Town or BMAHC |
| Supporting opportunities of a grass roots or not for profit having a role being a land trust | Medium | Long Term | Town or BMAHC |
| Holding lands in perpetuity for Attainable Housing | Medium | Long Term | Town or BMAHC |
| Creation of an annualized living wage document for the Town of The Blue Mountains | High | Short Term and Ongoing | Town or BMAHC |

Short Term: Within 2 years, Medium Term: 2 years – 5 years, Long Term: 5+ years

Previous Meeting Minutes:

- [March 13, 2024](#)
- [March 26, 2024](#)
- [April 12, 2024](#)
- [May 1, 2024](#)
- [May 28, 2024](#)

Over the past couple of months, a newly formed Working Group called the TBM Housing Strategy Working Group, has been established and is currently made up of the following volunteer members:

- Jim Torrence
- Pamela Spence
- Roslyn Morrison
- Russell Higgins
- Natalia Skoko
- Janet Findley - Former BMAHC member
- Gavin Leitch – Former BMAHC member

Staff suggest that this Working Group could be a valuable asset for Council.

D. Analysis

Since the Town has taken on the temporary management of The Blue Mountains Attainable Housing Corporation (BMAHC), valuable information and input from individuals who have firsthand perspectives and real-life experiences with the challenges of obtaining housing and accommodation have been discussed.

If Council approves the recommendation to request the current Board members to draft a Terms of Reference for a potential Attainable Housing Committee of Council, the Board suggests that as part of that Terms of Reference the need to provide opportunity and ease of membership to those individuals that live with the real challenges of finding and maintaining attainable living in our community and region to ensure that perspective is always present and front facing. It was evident that having a cross section of our community provided for exceptional information sharing and dialogue in a very respectful and productive forum.

If Council wishes to continue the operations and business of The Blue Mountain Attainable Housing Corporation (BMAHC), a significant amount of work relating to the updating of the Corporate By-laws, Policies, and Financial Strategy will be required. At this point, there are no existing staff with capacity within their 2024 work plan to take on these activities.

The Town continues to look to Grey County to bring forth a recommendation to County Council that provides a strategy of how best to proceed with a Regional Housing Needs Strategy. This work has been driven by the motion that the Town of The Blue Mountains' Council put forth to Grey County for their consideration of a Regional Approach.

E. Financial Impact

The suggestion of the internalization of the Attainable Housing portfolio would be a strong move to ensure that the Town is well-informed and better positioned to aid in enhancing the range of housing stock that is supported by strong and innovative policies. This shift would also allow Council to control the funding and spending for the Attainable Housing portfolio.

To date, the staff costs associated with temporarily serving on the BMAHC are approximately \$15,000. Based on the proposed recommendation for the dissolution of the Corporation and staff time, it is anticipated that costs would be incurred to an upset amount of \$45,000.

Attainable Housing Rental Unit

The Town has also inherited the BMAHC rental unit, and the management and administration of that unit is currently being performed by Town staff.

Respectfully Submitted,

Shawn Everitt
President/Chair
The Blue Mountains Attainable Housing Corporation