



Minutes

Board Meeting

Meeting Date: Wednesday, March 13, 2024
Meeting Time: 10:00AM
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury ON, N0H 2P0
Prepared by Carrie Fairley, Secretary

A. Call to Order

A.1 Traditional Territory Acknowledgement

We would like to begin our meeting by recognizing the First Nations, Metis, and Inuit Peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishinabek, Haudenosaunee, and Wendat-Wyandot-Wyandotte peoples.

A.2 Attendance

The Blue Mountains Attainable Housing Corporation Board meeting was called to order at 10:00 a.m. with all Members of the Board in attendance in Council Chambers, save and except for Morgan May, who sent her regrets.

A.3 Approval of Agenda

Chair Everitt noted an addition to the Agenda being a discussion on the overview of the new membership and their interest in the Board. Also, discussion regarding the Board's current accommodations.

Moved by: Cat Cooper Seconded by: Carter Triana

THAT the Agenda of March 13, 2024, be adopted as circulated including any amendments.

Yay (11): Shawn Everitt, Sam Dinsmore, Carrie Fairley, Shawn McKinlay, Andrea Matrosovs, Nicholas Cloet, Cat Cooper, Erica Dudley, Marco Hinds, Mylene McDermid and Carter Triana

Absent (1): Morgan May

Carried.

A.4 Declaration of Pecuniary Interest and general nature thereof

In accordance with the *Municipal Conflict of Interest Act*, The Blue Mountains Attainable Housing Corporation board members must file a written statement of the interest and its general nature with the Secretary for inclusion on the Registry.

None

A.5 Previous Minutes

Moved by: Andrea Matrosovs Seconded by: Erica Dudley

THAT the Board Meeting Minutes of February 29, 2024, be adopted as circulated including any revisions to be made.

Yay (11): Shawn Everitt, Sam Dinsmore, Carrie Fairley, Shawn McKinlay, Andrea Matrosovs, Nicholas Cloet, Cat Cooper, Erica Dudley, Marco Hinds, Mylene McDermid and Carter Triana

Absent (1): Morgan May

Carried.

B. Staff Reports, Deputations, and Presentations

B.1 Deputations/Presentations

None.

B.1.1 Appointment to The Blue Mountains Attainable Housing Board

Chair Everitt provided information to the Board on the appointment of the Directors and Members to the Board. Chair Everitt noted that Sam Dinsmore was appointed to the Board as Treasurer at the AGM on December 15, 2023, due to the Corporation needing a Treasurer to ensure the finances of the Corporation are handled.

Shawn Everitt was nominated as Chair and Director to the Board of Directors by Shawn McKinlay and Sam Dinsmore seconded the nomination. Shawn Everitt accepted the nomination.

Carrie Fairley was nominated as Secretary and Director to the Board of Directors by Sam Dinsmore and Shawn McKinlay seconded the nomination. Carrie Fairley accepted the nomination.

Nicholas Cloet, Cat Cooper, Erica Dudley, Marco Hinds, Morgan May, Mylene McDermid and Carter Triana were nominated as Members to the Board by Andrea Matrosovs and Carrie Fairley seconded the nominations. The Members accepted the nominations.

Moved by: Erica Dudley Seconded by: Shawn McKinlay

THAT The Blue Mountains Attainable Housing Corporation appoints Shawn Everitt, to the position of Director and Chair of the Board, on a temporary basis, but for no more than six months.

AND THAT The Blue Mountains Attainable Housing Corporation appoints Carrie Fairley, to the position of Director and Secretary to the Board, on a temporary basis, but for no more than six months.

AND THAT The Blue Mountains Attainable Housing Corporation appoints the following persons: Nicholas Cloet, Cat Cooper, Erica Dudley, Marco Hinds,

Morgan May, Mylene McDermid, and Carter Triana, to the position of Member to the Board, on a temporary basis, but for no more than six months.

Yay (11): Shawn Everitt, Sam Dinsmore, Carrie Fairley, Shawn McKinlay, Andrea Matrosovs, Nicholas Cloet, Cat Cooper, Erica Dudley, Marco Hinds, Mylene McDermid and Carter Triana

Absent (1): Morgan May

Carried.

B.2 Public Comment Period

None.

B.3 Staff Reports

B.3.1. Next Step for The Blue Mountains Attainable Housing Corporation, FAF.24.040

Chair Everitt provided background history and information regarding the Corporation and why we are here now. Chair Everitt further spoke to the direction that Council provided regarding the next steps for this Board and his intention as CAO of the Town of The Blue Mountains, to bring forward a Staff Report to Committee of the Whole in June, with recommendations from this Board on the next steps of the Corporation.

Moved by: Sam Dinsmore Seconded by: Erica Dudley

THAT The Blue Mountains Attainable Housing Corporation receives for information Staff Report FAF.24.041, 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.

AND THAT The Blue Mountains Attainable Housing Corporation will create the questions and information we are requesting from the Town Staff regarding options available;

AND THAT The Blue Mountains Attainable Housing Corporation Board invites the Chief Building Official and the Director of Planning and Development Services to educate the Board about the options available through the Town, at the April 12, 2024 Board meeting.

Yay (1`): Shawn Everitt, Sam Dinsmore, Carrie Fairley, Shawn McKinlay, Andrea Matrosovs, Nicholas Cloet, Cat Cooper, Erica Dudley, Marco Hinds, Mylene McDermid and Carter Triana

Absent (1): Morgan May

Carried.

B.3.2. Blue Mountains Attainable Housing Corporation Financial Status, FAF.24.041

Treasurer, Sam Dinsmore provided background and historical information regarding the finances of the Corporation noting there are outstanding invoices. He further noted that even though Council has forgiven the loan, the Corporation may need to use the full loan amount of \$850,000 to pay some of the outstanding invoices.

Moved by: Carrie Fairley Seconded by: Shawn McKinlay

THAT The Blue Mountains Attainable Housing Corporation Board of Management receive Staff Report entitled “Financial Update” for information purposes.

AND THAT The Blue Mountains Attainable Housing Corporation Board directs that the Treasurer of the Corporation have a conversation with Buttcom regarding the outstanding to pay the outstanding invoices of the Corporation’s.

Yay (11): Shawn Everitt, Sam Dinsmore, Carrie Fairley, Shawn McKinlay, Andrea Matrosovs, Nicholas Cloet, Cat Cooper, Erica Dudley, Marco Hinds, Mylene McDermid and Carter Triana

Absent (1): Morgan May

Carried.

C. Matters for Discussion

- **Overview of New Membership and their interest in the Board**

Each Member of the Board provided personal background information on themselves and the struggles they have experienced when searching for a home in the area. The Members further spoke to why they are interested in helping the mandate of the Corporation.

The Board discussed the need for a realistic living wage, noting that the living wage that is promoted now at 30% of wages is calculated on gross wages and therefore not really accurate. The Board discussed the need to collaborate with the County and neighbouring municipalities to ensure that we are not working in silos looking at this problem as a whole.

The Board discussed having a living wage document that is updated regularly. Chair Everitt noted his vision of the living wage document would note several different scenarios such as the living wage for a couple, for a single person and a single person with a child and try to capture every situation. The Board discussed trying to bring the calculation of the living wage to 20% of net income, not gross. The Board discussed defining affordable and attainable in this document, since it is not well defined.

The Board spoke regarding what the “affordable” or “attainable” rent rates would be for them. The Board all agreed that for a 2 bedroom, 2 bathroom apartment that \$1500, inclusive of utilities would be feasible, although some noted that rental rate would be difficult and it leaves no opportunity to save money for the future.

The Board discussed different housing opportunities including tiny homes, and what conditions would need to be established to ensure what is identified as affordable or

attainable is used for the intended use and the compliance of those units staying attainable or affordable over time or over ownership changes.

The Board discussed what the Board could bring to Committee of the Whole as recommendations to Council on what the Town can change in an effort to increase attainability or affordable, with the help of the Building Department. Some of the Board Members suggests were tax reliefs, and things like zoning amendments to allow tiny homes and mobile homes.

The Board further discussed funding opportunities including land trust and the potential for fundraising in the community.

- **Current Accommodations of the Board**

The Board Members each shared personal information of their current accommodations noting the struggles they are facing or have faced in the search for a home.

D. Correspondence

None

E. New and Unfinished Business

None

F. Notice of Meeting Dates

March 26, 2024, 10:00 a.m. - 12:00 p.m., Council Chambers, Town Hall

April 3, 2024, 10:00 a.m. - 12:00 p.m., Council Chambers, Town Hall

April 12, 2024, 10:00 a.m., - 12:00 p.m., Council Chambers, Town Hall

May 1, 2024, 10:00 a.m., - 12:00 p.m., Council Chambers, Town Hall

G. Adjournment

Moved by: Carter Triana Seconded by: Mylene McDermid

THAT The Blue Mountains Attainable Housing Corporation does now adjourn at 11:48 a.m. to meet again at the call of the Chair.

Yay (11): Shawn Everitt, Sam Dinsmore, Carrie Fairley, Shawn McKinlay, Andrea Matrosovs, Nicholas Cloet, Cat Cooper, Erica Dudley, Marco Hinds, Mylene McDermid and Carter Triana

Absent (1): Morgan May

Carried.