

This document can be made available in other accessible formats as soon as practicable and upon request

STAFF REPORT:

Planning and Building Services Department



REPORT TO: Committee of the Whole
MEETING DATE: December 8, 2014
REPORT NO.: PL.14.125
SUBJECT: The Blue Mountains Housing Committee
Information Report to Council
PREPARED BY: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Planning Staff Report PL.14.125, "The Blue Mountains Housing Committee, Information Report to Council", and;

THAT Council consider the continuation of The Blue Mountains Housing Committee to review housing issues, policies, programs and incentives to promote the development of additional attainable and affordable housing units in the Town of The Blue Mountains;

That Council appoint seven (7) public member seats on The Blue Mountains Housing Committee;

That Council appoint two (2) Council member seats on The Blue Mountains Housing Committee;

That Council appoint one (1) Staff member seat on The Blue Mountains Housing Committee as a Staff resource.

THAT Council direct The Blue Mountains Housing Committee to prepare an updated Draft Terms of Reference and Mandate for The Blue Mountains Housing Committee and to report back to Council for approval.

B. Background

In 2004 The Blue Mountains' Council adopted staff report SRC.04.04 Community Affordable Housing Committee Terms of Reference Housing Committee. Its mandate was to investigate information and resources for implementation of affordable housing practices and construction within The Blue Mountains and make recommendations to Council with regard to same. In 2011 the Housing Committee updated their Terms of Reference which included a mandate to provide a long term plan as well as an initial 5 year business plan for a Housing Corporation. Council supported this idea and ultimately an Attainable Housing Corporation was formed in late 2013 and their work continues to this day.

With the creation of the Attainable Housing Corporation, the Blue Mountains Housing Committee has received three resignations from Bruce Taylor, George Cornfield and John McGee who each now sit on the Attainable Housing Corporation. The Housing Committee also lost Pamela Leeb as a committee member in 2012

The original Housing Committee established by Council in 2011 included 7 members of the public, 2 councillors and 1 staff resource person. At the end of this last Council term, the Housing Committee was comprised of:

Chair	Vacant
Members	Bill Chapman, Carolyn Letourneau, Rob Potter
Councillors	Bob Gamble, Michael Martin
Staff Resource	Shawn Postma

Since the creation of the Attainable Housing Corporation a year ago, little work has been completed by the Housing Committee. The remaining members of the Housing Committee have identified and are committed to continuing work in the field of affordable and attainable housing in the Town of The Blue Mountains. The Committee recognizes the community benefit that the Attainable Housing Corporation will bring, but recognize that additional housing issues still exist. Affordable and Attainable Housing remains a collective concern as it is an important part of the social and economic health of the Town of The Blue Mountains. The Committee also recognizes that the Town of The Blue Mountains has a large pool of skilled residents that may be interested in serving on the Housing Committee. Should Council see merit in continuing with a Housing Committee, the next steps should include:

1. The advertising and recruitment of new members (currently underway);
2. The review of affordable and attainable housing priorities for the Town. The review should include the Blue Mountains Housing Needs Study, surrounding area Housing documents, and best practices to develop a new focus for the Housing Committee.
3. The creation of an updated Terms of Reference and Mandate for the Attainable Housing Committee.
4. Report back to Council on the progress of the Committee and to receive Council Approval for the Terms of Reference and Committee Mandate.
5. Scheduling of regular meeting times and dates to report back to Council.

The “Housing Needs Study” completed in August 2010 remains relevant, and provides a number of policies, programs and incentives that could be effective in developing additional affordable housing. It is also recognized that a number of new documents and programs have come out in surrounding areas including the Grey County Housing 10-year Strategy, Simcoe County Housing 10-year Strategy, a Poverty Task Force and others.

C. The Blue Mountains’ Strategic Plan

The creation of an Attainable Housing Committee specifically addresses the action item to “Develop an action plan to support the provision of affordable housing”

D. Environmental Impacts

Nil

E. Financial Impact

Unknown at this time. It is not anticipated that a budget will be required for the Attainable Housing Committee in 2015. Financial commitments may be requested for housing programs through the 2016 Budget Review process.

F. In Consultation With

Nil

G. Attached

1. 2011 Housing Committee Terms of Reference

Respectfully submitted,

Shawn Postma, Senior Policy Planner

Michael Benner, Director of Planning, Building and By-law Services

For more information, please contact:

Shawn Postma, Senior Policy Planner
32 Mill Street
Thornbury, Ontario, N0H 2P0
Phone: 519-599-3131 x248
Email: planning@thebluemountains.ca

**STAFF REPORT:
ADMINISTRATION**



REPORT TO: Council
MEETING DATE: May 25, 2011
REPORT NO.: SPS.11.6
SUBJECT: Housing Committee – Terms of Reference
PREPARED BY: Peter Tollefsen, Director of Special Projects (Sustainability)

A. Recommendations

THAT Council receive the Staff Report SPS.11.6 “Housing Committee – Terms of Reference”, and;

THAT Council adopt the following as the mandate for the Housing Committee replacing the previous Terms of Reference dated Feb 16, 2004

1. The Housing Committee will operate with regard to the investigation of information and resources for the implementation of affordable and attainable housing practices and construction within The Blue Mountains and make recommendation to Council with regard to same.
2. The committee will be a Committee of Council and will operate and conduct business on behalf of the residents of The Blue Mountains in accordance with the Town Procedural By-law and any other applicable statute, law or legislation, while reporting regularly to Council on their actions and initiatives.
3. The committee will be comprised of up to 12 members from the community at large representing interested stakeholders plus 2 members of council and the Mayor as an ex-officio member.
4. The committee will work with town staff and council towards the establishment of a housing entity for the purpose of acting independently in the field of attainable ownership housing.
5. The committee will recommend the corporate structure and control mechanisms of the housing entity to ensure proper political and financial oversight by Council.
6. The committee will present a long term plan for the housing entity as well as an initial 5 year business plan.

7. Notwithstanding the establishment of the housing entity, the Housing Committee will retain its role as an advocate for effective housing related policies in the Blue Mountains.
8. The committee will liaise with Grey County Housing Department as well as any similar Simcoe County Department or organization regarding County or regional initiatives in housing services which may have an impact on The Blue Mountains.

B. Background

Attached to this report is a report from the Housing Committee suggesting that their Terms of reference be updated. A delegation of Mr Bruce Taylor, Chair of the Housing Committee will be before Council May 25, 2011 to present the Report.

This has been discussed at the Senior Management Team with input given to the Housing Committee.

C. The Blue Mountains' Strategic Plan

The Housing Committee Plan for the Future is aligned with the goal of – *Managing growth to ensure the ongoing health and prosperity of the Community*

D. Environmental Impacts

N/A

E. Budget Impact

It is anticipated that all this work can be accomplished with the funds included in the 2011 budget and that Council will have sufficient information to make a decision on proceeding with a Housing Entity based on the above prior to the 2012 budget discussions.

F. Attachments

Report from the Housing Committee dated May 17, 2011..

Respectfully submitted,

Peter Tollefsen, Director of Special Projects (Sustainability)

For more information, please contact:

Peter Tollefsen
ptollefsen@thebluemountains.ca
519 599 3131 ext.247



REPORT TO: Council
DATE: May 17, 2011
SUBJECT: Housing Committee – Terms of Reference
PREPARED BY: The Housing Committee

A. Recommendations

That Council adopt the following as the mandate for the Housing Committee replacing the previous Terms of Reference dated Feb 16, 2004

1. The Housing Committee will operate with regard to the investigation of information and resources for the implementation of affordable and attainable housing practices and construction within The Blue Mountains and make recommendation to Council with regard to same.
2. The committee will be a Committee of Council and will operate and conduct business on behalf of the residents of The Blue Mountains in accordance with the Town Procedural By-law and any other applicable statute, law or legislation, while reporting regularly to Council on their actions and initiatives.
3. The committee will be comprised of up to 12 members from the community at large representing interested stakeholders plus 2 members of council and the Mayor as an ex-officio member.
4. The committee will work with town staff and council towards the establishment of a housing entity for the purpose of acting independently in the field of attainable ownership housing.
5. The committee will recommend the corporate structure and control mechanisms of the housing entity to ensure proper political and financial oversight by Council.
6. The committee will present a long term plan for the housing entity as well as an initial 5 year business plan.
7. Notwithstanding the establishment of the housing entity, the Housing Committee will retain its role as an advocate for effective housing related policies in the Blue Mountains.
8. The committee will liaise with Grey County Housing Department as well as any similar Simcoe County Department or organization regarding County or regional initiatives in housing services which may have an impact on The Blue Mountains.

B. Background

In 2004 The Blue Mountains' Council adopted Terms of Reference for the new Community Affordable Housing Committee. Its mandate was to investigate information and resources for implementation of affordable housing practices and construction within The Blue Mountains and make recommendations to Council with regard to same. In the intervening seven years the committee has reported to council on its investigations but has had difficulty finding an operational model that suited the situation in The Blue Mountains. The recommended changes to the terms of reference will allow the housing committee to continue its efforts in the area of affordable housing policy and liaising with county agencies and in addition authorize the housing committee's work in bringing to Council a means of augmenting the supply of attainable ownership housing in The Blue Mountains independent of the affordable or social housing initiatives of Grey County.

In 2010 the Housing Committee presented the concept of a housing trust as a potential operational model and Council authorized further investigation of this concept and a report is due in the near future.

We anticipate returning to Council with that report and a strategic position statement recommending a model for a housing entity which can act as a community land trust for council's consideration.

In the mean time sub-committees of the Housing Committee would start work on

- A strategic plan
- A business plan
- Researching private sector financing vehicles

for further reports to Council later in the spring and early summer.

The Sustainable Path and the Housing Needs Study emphasized the need for an overall housing strategy and our committee agrees completely with this.

The Sustainable Path opens the theme of "Built Environment and Housing for All" by stating "*It is our desire to retain and attract more young adults and families. To this end, it is vital that the Local Government continues to move forward and ensure that attainable housing is available. The Housing Study..... will provide the foundation for us to create mixed use neighbourhoods, with a wide range of housing, for all incomes*".

The Housing Needs Study states

"In developing a housing strategy, we recommend the following overriding principles be considered:

.....We suggest that initiatives aimed at developing affordable (attainable) housing, with the exception of some employee housing and other specifically targeted groups, such as volunteer firefighters, be largely focused within the community of Thornbury.

.....The strategy must focus on longer term goals and objectives. The possibilities for "quick fixes" are limited.

.....The strategy must include public education, especially related to the need and importance of affordable (attainable) housing in the Town"

As we prepare to move from study to implementation we feel it's time to update the Terms of Reference for the housing committee as recommended.

C. Attached

2004 Affordable Housing Committee terms of reference
2010 Housing Needs Study (available on request)

Respectfully submitted,

Bruce Taylor, Chair, Housing Committee

Administration Services



REPORT TO: Council
MEETING DATE: February 16, 2004
REPORT NO.: SRC.04.04
SUBJECT: Community Affordable Housing Committee
Terms of Reference
PREPARED BY: Stephen Keast, Clerk

RECOMMENDATION:

That Council adopt the following as the Terms of Reference for the Community Affordable Housing Committee for establishment and initial operation:

1. The Community Affordable Housing Committee would operate with regard to the investigation of information and resources for implementation of affordable housing practices and construction within The Blue Mountains, and make recommendation to Council with regard to same.
2. The Committee would be a Committee of Council and would operate and conduct business on behalf of the residents of The Blue Mountains in accordance with the Town Procedural By-law and any other applicable statute, law or legislation, while reporting regularly to Council on their actions and initiatives.
3. The Committee would complement the local Partners for Affordable Housing group, in addition to the announced partnership of Partners for Affordable Housing with Grey Bruce Habitat for Humanity chapter of Habitat for Humanity Canada.
4. The Committee would investigate any affordable housing implementation support groups and study their roles in any affordable housing project, financial or otherwise, together with other support functions such as provisions that might assist within the Planning Act, Planning documents and the Planning and Development approval framework as well as the Building Code and related building groups and organizations.
5. The Committee would liaise with Grey County Housing Department to review provision of County housing services in the community and surrounding area, as well as any similar Simcoe County Department or organization.
6. The Committee would be encouraged to make use of expertise within the region and sub-Committees could be established as needed, utilizing fund-raising, education, financial, development planning and construction experience.