

The Blue Mountains Attainable Housing Corporation

2017 Attainable Housing Report

Information Presentation to
Town of Blue Mountains Committee of the Whole
June 26, 2017

2017 Attainable Housing Report

Three components to our report

- Business activities of The Blue Mountains Attainable Housing Corporation
- The Housing Committee - suggested recommendations to “increase the range of housing choices and promote housing attainability”
- An overview on changing housing lifestyles

2017 Attainable Housing Report

Business Activities of The Blue Mountains Attainable Housing Corporation – **Secondary Suite Grant Program**

- Last August the Corporation launched the first of two programs, the **Secondary Suite Grant Program**
- The passage of Zoning By-Law 2016-65 on November 7, 2016 allowing accessory apartment units within a permitted housing unit as a right, home owners could now construct a secondary suite in their home without the need for rezoning.
- In 2016 an initial flurry of applications (5) resulted in only one proceeding

2017 Attainable Housing Report

Business Activities of The Blue Mountains Attainable Housing Corporation – **Secondary Suite Grant Program**

- In 2017 to date, we have four application's one of which is now proceeding with a building permit issued
- We are feeling very positive about two other applications which are in the process of obtaining a building permits
- The Corporation has launched a marketing and communication program to bring awareness of this program to the residents of the Town of the Blue Mountains

2017 Attainable Housing Report

Business Activities of The Blue Mountains Attainable Housing Corporation – **Secondary Suite Grant Program**

- The improvement in the supply of **rental housing** that is affordable at moderate income levels profoundly impacts the long term social and economical health of our community
- Addressing lack of **rental housing** is one of two goals the Corporation is addressing in its strategic plan

2017 Attainable Housing Report

Business activities of The Blue Mountains Attainable Housing Corporation – **Down Payment Assistance Program**

- This month the Corporation has brought the second of our programs into effect, the **Down Payment Assistance Program**
- The implementation of this program is far more complicated than that of the Secondary Suite Grant Program, however the Corporation is confident we have covered all bases to minimize any risk associated with down payment assistance loans

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Business activities of The Blue Mountains Attainable Housing Corporation – **Down Payment Assistance Program**

- Whereas the Secondary Suite Program is targeted at existing residents, the **Down Payment Assistance Program** will be targeting those who currently rent in The Blue Mountains, and those that live beyond our borders, perhaps even as far south as the GTA
- The Program is designed to give those wishing an opportunity to live here, but they just can't afford to do so, so we are offering a hand up into home ownership in the Town of The Blue Mountains

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Business activities of The Blue Mountains Attainable Housing Corporation – **Down Payment Assistance Program**

- Help with a zero interest down payment assistance loan will help reduce monthly payments encouraging young individuals / couples / parents to make The Blue Mountains their home
- Increasing the diversity of home owners will help with the sustainability of our schools, community facilities, and improved economic prosperity in The Blue Mountains

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Business activities of The Blue Mountains Attainable Housing Corporation – **Down Payment Assistance Program**

- Providing a program to reduce the difficulty in entering the home ownership market in our community is the second of two goals the Corporation in our strategic plan

This completes The Blue Mountains Attainable Housing Corporation report, next is a report from The Housing Committee

2017 Housing Committee Report

Background

- The Blue Mountains Attainable Housing Corporation whose report you just received is a non profit corporation charged with implementing attainable housing solutions in the Town of The Blue Mountains
- The Housing Committee was and still is a separate Committee charged with brain storming ideas for bringing solutions for housing to The Blue Mountains.
- With the lack of committee member's, Council asked the Corporation to take on the tasks of the Housing Committee.

2017 Housing Committee Report

Housing Committee Strategic Recommendations to be Researched

1. Reduce development charges for those new construct homes that are deemed to be attainable.
2. Reduce municipal charges for those new construct homes that are deemed to be attainable.
3. A longer term project - study the feasibility of the Town of The Blue Mountains building social or attainable homes
4. Reduce municipal costs for providing water and sewer to seniors living in The Blue Mountains using a means test for those in need of help to stay and age in place.

2017 Housing Committee Report

Housing Committee Strategic Recommendations to be Researched

5. Prepare a partner proposal for Grey County to supply affordable housing in The Blue Mountains
6. Collaborate with development partners in the private sector including acquiring lands and developing housing

2017 Housing Committee Report

Housing Committee Strategic Recommendations to be Researched

- The Housing Committee is looking for ways to further “increase the range of housing choices and promote housing attainability” (reference Town of The Blue Mountains Strategic Plan)
- It would be the Housing Committee’s suggestion that The Blue Mountains Attainable Housing Corporation use funds they have on hand to facilitate several of these suggestions, thereby eliminating any loss of revenue for The Blue Mountains.
- **Suggest a meeting with Housing Committee and with Staff to explore these ideas with future report back to Council.**

2017 Changes in Housing Lifestyles

A trend of co-housing and co-housing neighborhoods is evolving.

- **Co-housing:** shared home ownership of a home renovated to suit the ageing owners with a comfortable, affordable place to grow old.
- Each owner has an undivided freehold interest in the home and each co-owner is registered as Tenant in Common on the title/deed. Co-owners control all aspects of operating the entire home, and each resident contributes to, and is accountable for household decisions (Reference - Solterra Housing Ltd)



2017 Changes in Housing Lifestyles

A trend of co-housing and co-housing neighborhoods is evolving.

- **Co-housing neighbour hoods:** residents own their own individual homes clustered around a “common house” with shared amenities. These amenities could include kitchen, workshops, playrooms, but at same time individual units would be self-sufficient with in home kitchens.



Credit: Canadian Cohousing Network



2017 Changes in Housing Lifestyles

A trend of co-housing and co-housing neighborhoods is evolving.

- The financial industry is adapting to these new housing methods, now one can have a mortgage with four people. As our baby-boomer demographic ages, co-housing will be huge in the ensuing years.
- **Attainable housings solutions for the aging population**

2017 Attainable Housing Report

- Three components to our report
 - Business activities of the Blue Mountains Attainable Housing Corporation
 - Issues that need to be dealt with as recommended by the Housing Committee
 - An overview on changing housing lifestyles

Questions on the above reports?