



## **Town of Blue Mountains Housing Committee**

### **Minutes of Meeting**

Date: Thursday March 10, 2011 @ 4:00PM

Location: Old Town Hall Meeting Room

Present: Bill Chapman, Pam Leeb, Carolyn Letourneau, John McGee, Bruce Taylor (Chair), Bob Gamble, Michael Martin, Peter Tollefsen (Minutes)

Regrets: Rob Potter, George Cornfield, Glenn Stewart,

- 1. Call to order at 4:05pm (Bruce Taylor).**
- 2. Acceptance of Previous Meeting Minutes**
  - Revisions to previous minutes (February 10, 2011 meeting)
    - Section 4, third item, change 'eh' to 'the' and 'out' to 'our'
    - Adopted as revised. CARRIED
- 3. Business arising from previous meeting minutes**
  - At an earlier meeting Peter had tabled a page called Terms of Reference. At this point our terms of reference are as noted on typed portion of page, hand written notes on page handed out by Peter are not part of official terms of reference. Committee needs to update terms of reference. Put on agenda for next meeting.
- 4. Community Land Trust.**
  - Peter T. advised that David Tang is still working on report to this committee and is hopeful to have it this coming Friday. Will email copy to committee upon receipt from D Tang.
- 5. 2011 Town Budget –**
  - Peter T. advised that the Council is struggling with the Town budget with many items getting chopped out to reduce costs. Pete T advised the \$25k that is in the budget for our Committee for 2011 remains in the budget. A further \$25k has been allocated for this

Committee in 2012; however Councillor Martin advised that the 2012 amount is not approved and is not a done deal.

- Question from Committee, how did we arrive at these dollar amounts?
- David Tang made the recommendation, with monies going to cover legal, bookkeeping, NIBYism training programme.
- The second \$25k to be used for same intensions, and other as yet undefined uses.

**6. Report on the development of a Strategic Plan and resultant business plan-**

- Each committee member tabled their thoughts on a Vision for the Committee, a big picture idea of what we want to accomplish.
- Points from each are described here:
  - Carolyn - yes we would have a school full of children, we would have families from all walks of life living in a community that offers employment and transportation for those who have to work outside our community. I envision intergenerational living possibilities and homes that blend into the community, where income levels are not apparent and resources are available to those who need it.
  - Pam – a collection of houses adjacent to play areas, transportation costing under \$200k. Homes to have great designs, ‘with edge’ and family focused.
  - Councillor Martin: he did not provide a Vision rather he expressed concern over the following
    - Province and County has changed attitude over social and attainable housing, he thought they are taking looking to take on role of attainable housing, is there now a conflict in what we are trying to achieve?
    - Grey County has a new Official Plan, we need to get info on the document
    - There had been a meeting of town and county CAO’s; can we expect county housing help?
    - Councillor Martin explained that the Town Council may be understanding that this committee is about both attainable and social housing, whereas the previous committee believed they were working on non-social housing for TBM
    - Councillor Gamble: not a Vision rather a suggested tactic, use accommodation that is up for resale such as a condominium in Apple jack or Appleridge where prices are well below the \$200k mark.
    - Bill: healthy housing to build healthier families
    - Peter: A fire hall full of volunteers
    - Bruce : A school full of kids
    - Glen: Not a strategic vision rather a detailed tactic, My vision for a single project would be a 6-plex 3 story walk up with a combination of apartment sizes (1,2, and 3 bedrooms), with ground floor being accessible, and a bachelor apartment in the raised basement along with utility room and laundry rooms (7 units in total). With

appropriate zoning on a decent lot, this would go a long way to helping a variety of folks needing rentals. We should check out the Pinning for you site across from the New Town Hall for such a project. My vote would be to ask the Town to front the money and work backwards to a fundraising campaign for this and future projects

- o John provided the following:

Vision

A school full of children supported by their parents and grandparents all living in the vibrant, diverse community of The Blue Mountains

Mission

To augment the supply of ownership and rental housing units in The Blue Mountains which are healthy and affordable to a large portion of the population?

Objectives

To supply 50 affordable ownership housing units by 2020

To increase by 50 the affordable rental units by 2020

- One word to be added in is 'healthy' and acknowledgement of a very important word 'augmenting' in that it is not our purpose to be the sole source responsible for attainable housing.
- The Committee members did a little word-smithing, and after discussion, Committee informally agreed on following, to be tidied up and formalized at next meeting.
- John also brought insight into the "process" that we need to observe.

1) Sort out terms of reference

- a. John agreed to take a stab at updating the document and email Committee for review. It is important that we continue to meet via email to move these issues forward and not wait for our formal monthly meetings.
- b. Bring to Council for approval

2) Finalize strategic plan observing the terms of reference.

- a. It was agreed that this be further developed and in light of John's input have John M become involved with Bill and George.
- b. This to be done via email
- c. Bring t council for approval

### 3) Develop business plan

- a. With our ducks all in order, i.e. Council approval, start to drill down with the details of achieving our Vision in the form of a business plan.
- John suggested that our strategic positioning be built around our strengths. Agreed, with SWOT (Strengths, Weakness, Opportunities, and Threats) be used as a tool to test our developed Strategic plan and business plan.
  - As part of John's visionary planning, the following suggested goals / actions were provided
    - Through the Official Plan Review process promote housing policies to facilitate growth in affordable ownership and rental units
      - Using section 10 of the "Housing Needs Study" as a reference, recommend to Council changes to the Official Plan and Zoning By-laws
    - Encourage new rental units through the Official Plan, Community Improvement Plan and Incentives
      - Through Council implement changes in the Official Plan and Zoning By-laws to allow secondary suites as a right
      - Use a "tax increase equivalent rebate program" to encourage new rental units
    - Create a Community Land Trust as the Municipal Housing Delivery Structure to deliver ownership units
      - Establish the structure and mandate of a Community Land Trust
      - Develop a detailed business plan to support a Community Land Trust as the housing delivery structure
      - Obtain approval of Council to proceed
    - Establish a funding mechanism to support the Community Land Trust
      - Establish the ability of the trust to receive municipal and private lands and cash donations
      - Establish the ability to sell land under its control
      - Ensure that funds are included in subsequent municipal budgets to fund operations
    - Use communications to gain community acceptance of affordable/attainable initiatives

- Develop a communication plan for affordable housing in general and specific project proposals
- It was agreed that John, Bruce George and Bill meet in the short term to further define the strategic plan with the information from this Committee's membership. To be done in person or can be done by email, this so a bettered detailed Strategic Plan can be tabled at the next meeting.

## **7. New Business**

- Invite Rod Wyatt from County Housing to our next meeting to get his take on the issue at hand.
- How do we get to a point where we have a 'project shovel ready?' Bruce asked we flush this kind programme out when we get into details.
- Bill Chapman's neighbour, Geoff Wilson, offered a novel way of getting a low cost home, look on line and there are a number of houses for sale with the provision they are to me moved off the property.
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- Peter T read an email from Morgan Saunders enquiring about getting involved with this Committee. She is a person who finds accommodations for Blue Mountain staff. Peter to contact her as a follow up.
- We agreed that we should speak with Blue Mountain re attainable housing, show them as part of our strategic plan.

## **8. Time and Location for next Meeting**

- April 14th at 4:00 pm
- Old Town Hall meeting room

## **9. Adjournment                    CARRIED.**