



Town of Blue Mountains Housing Committee

Minutes of Meeting

Date: Thursday May 12, 2011 @ 4:00PM

Location: New Town Hall Meeting Room

Present: George Cornfield, Pam Leeb, Carolyn Letourneau, John McGee, Bruce Taylor (Chair), Rob Potter, Bill Chapman.

Regrets: Bob Gamble, Michael Martin

Staff: Peter Tollefsen, Cindy Welsh

Guest: Rod Wyatt.

1. **Call to Order:** at 4:05pm by the Chair Bruce Taylor.
2. **Acceptance of Previous Meeting Minutes** (April 14, 2011 meeting)

- No changes. ADOPTED. Carried.

3. Business arising from previous meeting minutes

- Bruce has yet to write a formal letter to Glenn Stewart accepting his resignation with regrets and copy to the Mayor.
- I was agreed not to pursue a replacement committee member at this time, preferring to wait until we have a better idea what skill sets we might require. We will wait two months before addressing a replacement.

4. Delegation:

- Cindy Welsh, Senior Policy Planner, TBM Planning Department.
 - She advised the Committee that an invitation has been extended to all to participate in an Official Plan review meeting on June 1
 - At that meeting participants will be looking at the Vision for TBM
 - Both the Housing Committee and the Agricultural Committee have been asked to attend.
 - In addition, agencies have been asked i.e. Ont Hydro
 - There will be a public workshop Saturday June 18th and the Committee is invited to attend.

- It was agreed that Peter receive comments from Committee members after they have reviewed the existing OP and the Housing Needs Study
- This Committee will then issue a Committee response, and each member can also review and provide personal comments
- We need to have “our wants and needs” in the new OP, or at least make comment on the new OP
- Peter to draft up a memo to Cindy prior to the June 1 meeting listing a number of things we would like to see in the new OP such as the recommended policies from the Housing Study. The Committee to send Cindy or Peter their desires for the new OP.

5. Guest:

- Mr. Rod Wyatt, Director of Housing, Grey County:
- Provided the Committee with overview of what the County is doing.
- They have commissioned and received a Housing Study for Grey County having contracted the same consultant as TBM with their study
- In that Study both planning and housing issues are discussed
- Past strategies have used both Federal and Provincial funding grants
- Grey housing mandates is a greater scope that which this Committee is addressing.
- Grey County must provide; Social, Subsidized, Non-profit and Services of affordable housing
- Mr Wyatt indicated that in order to capitalize on the Federal and Provincial funding initiatives, a community has to be “shovel ready”.
- Mr Wyatt acknowledged that TBM, Grey Highlands are two municipalities which the study indicated are a priority.
- Earlier programme “ Home Ownership Programme” - help with down payment of 5% on up to a maximum home value of \$193,000
5% is a 20 year loan forgivable after 20 years if original owner still in the home
- New homes cost too much, best bet is resale homes
- No further discussion by the Province on grants until after the election in the fall
- Grey County have not done an economic impact statement to see if programmes have had an economic impact
- Question from the Committee, TBM has land which we know about, does Grey County have any land that could be used by TBM? Rod suggested we check with Grey County Planning Department
- Question from the Committee members
 - Pam: any suggestion on how to influence the Fed’s and Provincial governments? Response from Rod, it is easier to influence Proven government through our local elected representatives
 - Bill: could you explain what Municipal Capital Facility Agreement is all about. Rod; basically it’s municipalities working with partners on an

initiative; ie; a business model to build something. Can't do it unless there is an Agreement. County has to approve the agreement by by-law.

- John: are our terms of reference on attainable housing in TBM in any conflict with Grey County housing policies? Rod response, No what you are doing is supplementary to Grey County housing aims and not in conflict
- John: What are we missing that we need to know? Rod Response: Focus on our market, know what it is, be shovel ready
- It was suggested we meet with Owen Sound Non-Profit again.
- A new Housing Act was brought into being two weeks ago. Are there any implication?

6. Community Land Trust:

- Peter handed out copies of the revised report from David Tang.
- Committee to review and forward questions or comments to Peter
- Peter to get a copy to Senior Management Team (SMT)
- Need to formulate a plan (strategy) on how to bring to Council.
- Suggestion (strategy);
 - 6.1 Everyone send me comments on David's revised report.
 - 6.2 Peter to start drafting a covering staff /housing comm report (to Council) that would accompany David's report. It would give some background , context for Council along with how to read it and a recommendation of what to do with it.
 - 6.3 Everyone to send me comments on what you would like to see in the covering staff report. (Report No 2). Peter to try and get something done and circulate draft report to everyone before the next meeting
 - 6.4 Discuss at the next Housing Committee meeting (June 7). Recommendation of the covering staff report could be that the attached report from David Tang be received and that Council invite David to a future meeting of Council.
 - 6.5 Peter take the draft report to the next SMT meeting (June 16).
 - 6.6 Take to the Council meeting (June 27).

7. Development of a Strategic Plan;

- Report No 1 Terms of Reference for the Housing Comm be finalised to go to the May 25 Council meeting.
 - The committee was asked if any further comments are coming forth regarding the Report to Council No 1
 - John McGee motioned to have Report No 1 be sent to Council
 - Bill Chapman Seconded Motion
 - No Discussion

Motion approve by all present

- So next step is Report No 2 to be done ASAP
 - What the entity will look like

- We have to make sure Council understand no decisions are necessary
- Third Report:
 - How the entity will work
 - No decision required
- Report No 4
 - Come September we bring the summary to Council for approval

8. Other Items

George Cornfield mentioned a really nice housing project to have a look at in Guelph, on Victoria St by Reid Homes.

9. Next Meeting:

- Bruce advised the Committee he will be in Mexico for 7 weeks starting June 17th. A vice chair and speaker for the June 20th Council meeting needs to be arranged.

Next Meeting June 7 at 1:00 pm in the New Town of Blue Mountain Town Hall.

10. Adjournment.