



Minutes – Special General Meeting

The Blue Mountains Attainable Housing Corporation

Meeting Date: Tuesday, April 9, 2019
Meeting Time: 1:30 p.m.
Location: Town Hall, Council Chambers
Prepared by Sarah Merrifield, Administrative Assistant – Clerks & Community Services

A. Call to Order

Councillor Rob Sampson called the meeting to order at 1:32 p.m.

Also in attendance were Directors Andrew Siegart, Cary Eagleson, Mayor Alar Soever, and Gavin Leitch. Ad-hoc member Bruce Taylor was in attendance, in addition to the following Town staff: Interim Chief Administrative Officer Shawn Everitt, Director of Planning and Development Services Nathan Westendorp, Director of Finance and IT Services Ruth Prince, and Deputy Treasurer/Manager of Accounting and Budgets Sam Dinsmore. Present from StrategyCorp were Engagement Lead Chris Loreto and Procurement Lead Brian Teefy.

Regrets were sent from Directors Janet Findlay, Patrick Gourlay, and Rheel Ranger.

Approval of Agenda

Moved by: Cary Eagleson

Seconded by: Alar Soever

THAT the Agenda of April 9, 2019 be adopted as circulated, including any additions, Carried.

Declaration of Pecuniary Interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act* and the Town Procedural By-law 2018-20, Attainable Housing Corporation Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

None

B. New and Unfinished Business

B.1 Interim Chief Administrative Officer Shawn Everitt Re: Verbal Update on Attainable Housing Corporation Meeting Structure

Interim Chief Administrator Shawn Everitt advised that Town staff are seeking a legal opinion regarding the Attainable Housing Corporation meeting structure. He noted he will provide a report at the next regularly scheduled AHC meeting regarding the options for AHC meeting structure based on the legal opinion received.

C. Deputations / Presentations

C.1 Attainable Housing Corporation Chair Rob Sampson Re: Verbal Introduction, Welcome, and Brief History on Attainable Housing Corporation

Councillor Rob Sampson welcomed Chris Loreto and Brian Teefy of StrategyCorp. He commented that attainable housing is an important issue in The Blue Mountains which led AHC to issue a Request for Proposal for a Housing Development Consultant. StrategyCorp was the successful proponent arising out of the Request for Proposal process.

Rob noted StrategyCorp will provide an explanation of its key work plan, and explained the initial focus will be on rental and then ownership housing stock. StrategyCorp will also assist AHC with the hiring of a Chief Executive Officer. Rob noted AHC is excited to work with StrategyCorp to fulfill this attainable housing mandate.

C.2 Presentation: StrategyCorp Re: Kick-Off Meeting – The Blue Mountains Attainable Housing Corporation’s Housing Development

Chris Loreto of StrategyCorp presented on the context for StrategyCorp to assist AHC, the overarching objectives, StrategyCorp’s approach and activities, the timeline, and next steps. Chris noted the purpose of AHC is to catalyze attainable housing in The Blue Mountains, further noting StrategyCorp will help to organize and structure AHC in a business model that suits the unique needs of The Blue Mountains.

Chris confirmed StrategyCorp will develop a business model and program structure to create conditions that facilitate the development of attainable housing which includes the release of a Request for Information (“RFI”) and a Request for Proposal (“RFP”). Chris emphasized that the process includes opportunity for community and stakeholder engagement and feedback. Part of this process will be for StrategyCorp and AHC to identify and meet with specific community groups as needed.

Chris noted StrategyCorp structured its work plan into three key phases which includes the following: Business Plan and Corporate Policies Development Phase, RFI and Market Scoping Phase, and RFP Preparation, Issuance, and Management. Throughout these phases, StrategyCorp will assist AHC in defining “affordability” tailored to The Blue Mountains, in addition to developing a communications plan. The RFI that will be released will allow StrategyCorp to seek feedback from the market regarding the options for attainable housing, and the RFP will allow AHC to select the preferred partner for building the housing.

The group discussed the timeline for deliverables and agreed that it is aggressive, but aimed at keeping focus on the matter. Chris confirmed the immediate next steps include stakeholder engagement and business model development, along with the research and development of the RFI.

Rob opened comments to the public. Bruce Taylor questioned the meaning of “shovel ready”; Chris confirmed in this context, it means land that is ready to build on. Rob confirmed Council is considering other implements to support attainable housing, for example: working to limit the number of illegal Short Term Accommodation rentals. However, Rob noted that building the metrics of affordability is essential to a long-term solution for attainable housing.

Andrew Siegart noted the good work that has already been done through prior research, and confirmed that StrategyCorp and AHC will use this research rather than duplicating existing information. Mayor Alar Soever noted some of the scoping work to be undertaken will align with Canadian Mortgage and Housing Corporation (“CMHC”) programs to ensure funding eligibility. Alar emphasized the need to harness the existing funding that may be available.

Joe Halos, resident, requested clarification on similar projects completed by StrategyCorp. Brian Teefy commented that StrategyCorp has undertaken projects of similar scope, but with some variances, for Habitat for Humanity, and a Toronto-based private rental provider. Chris noted he previously worked for Ministry of Municipal Affairs and Housing (“MMAH”) on its affordable home ownership program, and has experience with defining affordable rental parameters. John Milne, resident, requested more information on how the Town’s initiative will be incorporated with Grey County’s efforts on attainable housing, and align with labour supply needs. Chris noted that Grey County will need to be engaged to ensure cohesion between the two initiatives. Rob noted the need to also initiate discussions with Simcoe County to ensure a regional perspective is gained.

Gavin Leitch noted the AHC has two (2) long-term programs: Down Payment Assistance Program (“DPAP”) and Secondary Suite Application Program (“SSAP”). Gavin questioned the short and long term program considerations as the AHC undertakes this next step. Chris noted consideration for the existing DPAP and SSAP programs are not in StrategyCorp’s workplan, however, once the Business Model is developed, the short and long term program needs can be considered.

Councillor Andrea Matrosovs noted the need to consider potential attainable housing needs for seniors.

Rob noted StrategyCorp will be providing a weekly update to AHC; Shawn requested this information be provided to Town staff as well, confirming himself as the main staff contact. Shawn further noted the importance of communication for this initiative.

D. Public Comment Period

D.1 Public Comment Period (each speaker is allotted three minutes)

NOTE: In accordance with the Town Procedural By-law 2018-20 fifteen minutes is allotted at the Meeting to receive public comments regarding Attainable Housing Corporation matters. The speaker shall provide their name and address, and shall address their comments to the Chair. Comments shall not refer to personnel, litigation or potential litigation matters that are a follow-up to a Public Meeting.

None

E. Notice of Meeting Dates

E.1 To be determined.

F. Adjournment

Moved by: Andrew Siegart

Seconded by: Gavin Leitch

The Special General Meeting of the Attainable Housing Corporation adjourned at 2:29 p.m. to meet again at Town Hall, Council Chambers or at the call of the Chair, Carried.