



# Committee Report

<b>To:</b>	Warden Hicks and Members of Grey County Council
<b>Committee Date:</b>	May 27, 2021
<b>Subject / Report No:</b>	HDR-CW-09-21
<b>Title:</b>	Sale of Grey County Housing Scattered Units
<b>Prepared by:</b>	Anne Marie Shaw, Director of Housing
<b>Reviewed by:</b>	Kim Wingrove, CAO
<b>Lower Tier(s) Affected:</b>	All
<b>Status:</b>	Adopted as presented by Committee of the Whole through Resolution CW90-21; Endorsed by County Council CC49-21

## Recommendation

**That Report HDR-CW-09-21 regarding the divestment of identified Grey County Westmount housing properties be received; and**

**That staff be authorized to proceed with issuing a tender for real estate services and bring back a recommendation for Council approval; and**

**That staff be authorized to negotiate the sale of the identified, surplus properties in accordance with a standard real estate agreement, in consultation with the Director of Legal Services and subject to meeting all other requirements as outlined in the Sale of Land Procedure; and**

**That a by-law be brought back for Council's consideration in accordance with the Sale of Land Procedure to finalize each sale; and**

**That proceeds for the sale of property be directed to the Affordable Housing Fund for the development of affordable housing.**

## Executive Summary

In 2017, Council approved the sale of family units at Westmount as they became vacant with the funds being used to create more affordable and energy efficient housing. There are currently two units available to be sold. This report outlines the priority for sales of

the scattered units and the process to be used in the sale of these and subsequent units.

## Background

In December 2017, Council received report HDR-CW-12-17 approving the sale of family units at Westmount (40 detached homes known as Westmount units on 7<sup>th</sup> and 8<sup>th</sup> Avenue in Owen Sound) as they became vacant with the funds being used to create more affordable and energy efficient housing. The sale of the scattered units was to be done gradually during the natural turnover of the units.

With a low vacancy rate in Grey County and increasing private rents, the units have been slow to turn over. Currently there is one vacant unit available to sell. Also, a family is interested in purchasing the house they currently live in. This scenario was not part of the report brought in December of 2017.

## Sale of Unit to a Current Tenant

Staff are proposing the following process to guide the sale of a housing unit to a tenant for council approval:

- Existing tenants will have the opportunity to purchase a family unit property at fair market price as determined by an evaluation from a real estate service provider.
- With Council's approval of the recommendations in this report, Grey County Housing will communicate with all current tenants about the County's intent to sell the Westmount properties, what they would need to do qualify for a purchase, and how to communicate their interest in purchasing a property when one becomes available in the future. Going forward, this information would be provided to incoming tenants when they are housed.
- Once the two available properties have been sold, notification of any future opportunities to purchase would be sent out to the list of interested tenants (if any).
- The Grey County Housing tenant interested in purchasing the available unit must apply and be eligible for the Grey County Homeownership Program.
  - The program provides a 5% forgivable down payment loan, contingent upon the tenant qualifying for a mortgage, meeting eligibility requirements for the program and entering into a 20-year forgivable loan with the County that is registered on title.
- If the tenant sells the house within the 20 years, the loan is paid back along with 5% of capital gains as per the Homeownership Program guidelines.
- If a unit is sold to an existing Grey County tenant, the unit will be sold as is.

## Sale of Unit on the Open Market

- If no tenant wishes to purchase the housing unit, the unit will be put on the open market for sale at market price using the County's real estate service provider. Staff has prepared a tender to solicit real estate services to process the sale of these and upcoming houses.
- Staff is proposing when a unit becomes vacant the normal turn over process of cleaning, painting and repairs occurs to ready the unit for sale.

## Process

Proposed process for executing a council approved sale of property is:

- Once a property is identified for sale there will be a brief report to Committee of the Whole identifying the lands and requesting that the lands be declared surplus.
- If there is an existing, qualified tenant for the property that will be noted in the report.
- Following declaration of surplus lands, a notice will be placed on the County website and newspaper to notify the public of the County's intention to sell the lands.
- Staff are authorized to negotiate the sale of identified property(ies), subject to final approval by County Council, in accordance with standard real estate agreements as approved by the Director of Housing, in consultation with the Director of Legal Services without the need for a report to be brought back for each approved sale;
- Minor revisions to the standard agreements would be permitted provided they maintain the intent of the proposed process and are satisfactory to both the Director of Housing and the Director of Legal Services
- A by law will go directly to Council to approve the sale unless staff determine there are substantive changes from the approved template agreement. In that case a report will be brought forward to Committee of the Whole.

The County is the sole shareholder of the Grey County and Owen Sound Housing Corporation, which was established in 2000 as a corporate mechanism to transfer ownership of social housing assets from the Province to the County. Those housing assets were effectively absorbed into the County's housing program at that time but remain owned by the Corporation.

## Legal and Legislated Requirements

The Westmount properties are owned by the Grey County and Owen Sound Housing Corporation. Compliance with its corporate formalities will be necessary. As in report HDR-CW-12-17 only 20 properties will be sold at this point.

### List of Westmount Properties

Parcel #	Property Location	PIN	Legal Description
1	1330 7 <sup>th</sup> Avenue West, Owen Sound	37049-0081 (LT)	LT 60 PL 444; OWEN SOUND
2	1336 7 <sup>th</sup> Avenue West, Owen Sound	37049-0080 (LT)	LT 59 PL 444; OWEN SOUND
3	1342 7 <sup>th</sup> Avenue West, Owen Sound	37049-0079 (LT)	LT 58 PL 444; OWEN SOUND
4	1348 7 <sup>th</sup> Avenue West, Owen Sound	37049-0078 (LT)	LT 57 PL 444; OWEN SOUND
5	1359 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0077 (LT)	LT 56 PL 444; OWEN SOUND
6	1327 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0076 (LT)	LT 55 PL 444; OWEN SOUND
7	1333 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0075 (LT)	LT 54 PL 444; OWEN SOUND
8	1339 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0074 (LT)	LT 53 PL 444; OWEN SOUND
9	1351 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0073 (LT)	LT 52A PL 444; OWEN SOUND
10	1345 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0072 (LT)	LT 52 PL 444; OWEN SOUND
11	1308 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0071 (LT)	LT 50 PL 444; OWEN SOUND

Parcel #	Property Location	PIN	Legal Description
12	1314 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0070 (LT)	LT 49 PL 444; OWEN SOUND
13	1320 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0069 (LT)	LT 48 PL 444; OWEN SOUND
14	1326 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0068 (LT)	LT 47 PL 444; OWEN SOUND
15	1332 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0067 (LT)	LT 46 PL 444; OWEN SOUND
16	1338 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0066 (LT)	LT 45 PL 444; OWEN SOUND
17	1344 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0065 (LT)	LT 44 PL 444; OWEN SOUND
18	1350 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0064 (LT)	LT 43 PL 444; OWEN SOUND
19	1356 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0063 (LT)	LT 42 PL 444; OWEN SOUND
20	1368 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0061 (LT)	LT 40 PL 444; OWEN SOUND
21	1374 7 <sup>th</sup> Avenue A West, Owen Sound	37049-0060 (LT)	LT 39 PL 444; OWEN SOUND
22	1370 7 <sup>th</sup> Avenue West, Owen Sound	37049-0059 (LT)	LT 38 PL 444; OWEN SOUND
23	1378 7 <sup>th</sup> Avenue West, Owen Sound	37049-0058 (LT)	LT 37 PL 444; OWEN SOUND
24	1386 7 <sup>th</sup> Avenue West, Owen Sound	37049-0057 (LT)	LT 36 PL 444; OWEN SOUND

Parcel #	Property Location	PIN	Legal Description
25	1397 8 <sup>th</sup> Avenue West, Owen Sound	37049-0056 (LT)	LT 35 PL 444; OWEN SOUND
26	1391 8 <sup>th</sup> Avenue West, Owen Sound	37049-0055 (LT)	LT 34 PL 444; OWEN SOUND
27	1385 8 <sup>th</sup> Avenue West, Owen Sound	37049-0054 (LT)	LT 33 PL 444; OWEN SOUND
28	1379 8 <sup>th</sup> Avenue West, Owen Sound	37049-0053 (LT)	LT 32 PL 444; OWEN SOUND
29	1373 8 <sup>th</sup> Avenue West, Owen Sound	37049-0052 (LT)	LT 31 PL 444; OWEN SOUND
30	1367 8 <sup>th</sup> Avenue West, Owen Sound	37049-0051 (LT)	LT 30 PL 444; OWEN SOUND
31	1361 8 <sup>th</sup> Avenue West, Owen Sound	37049-0050 (LT)	LT 29 PL 444; OWEN SOUND
32	1355 8 <sup>th</sup> Avenue West, Owen Sound	37049-0049 (LT)	LT 28 PL 444; OWEN SOUND
33	1349 8 <sup>th</sup> Avenue West, Owen Sound	37049-0048 (LT)	LT 27 PL 444; OWEN SOUND
34	1343 8 <sup>th</sup> Avenue West, Owen Sound	37049-0047 (LT)	LT 26 PL 444; OWEN SOUND
35	1337 8 <sup>th</sup> Avenue West, Owen Sound	37049-0046 (LT)	LT 25 PL 444; OWEN SOUND
36	1331 8 <sup>th</sup> Avenue West, Owen Sound	37049-0045 (LT)	LT 24 PL 444; OWEN SOUND
37	1325 8 <sup>th</sup> Avenue West, Owen Sound	37049-0044 (LT)	LT 23 PL 444; OWEN SOUND

Parcel #	Property Location	PIN	Legal Description
38	1319 8 <sup>th</sup> Avenue West, Owen Sound	37049-0043 (LT)	LT 22 PL 444; OWEN SOUND
39	1313 8 <sup>th</sup> Avenue West, Owen Sound	37049-0042 (LT)	LT 21 PL 444; OWEN SOUND
40	1307 8 <sup>th</sup> Avenue West, Owen Sound	37049-0041 (LT)	LT 20 PL 444; OWEN SOUND

## Financial and Resource Implications

The proceeds from the sale will be put in the Affordable Housing Fund and used to fund new affordable and energy efficient affordable housing units.

## Relevant Consultation

- Internal: Legal Department, Clerks Department
- External:

## Appendices and Attachments

[HDR-CW-12-17](#)

[Process for Sale of Grey County Housing Units](#)