



Committee Minutes

Affordable Housing Task Force October 26, 2021 – 1:00 PM

The Affordable Housing Task Force met on the above date through electronic means with the following members in attendance:

Present: Warden Hicks, Councillors McQueen, Burley, Keaveney and O’Leary

Regrets: Councillor Soever

Staff

Present: Kim Wingrove, Chief Administrative Officer; Anne Marie Shaw, Director of Housing; Randy Scherzer, Deputy CAO; Mary Lou Spicer, Director of Finance; Savanna Myers, Director of Economic Development, Tourism and Culture; Scott Taylor, Senior Planner; Heather Morrison, Clerk; Tara Warder, Deputy Clerk/Legislative Coordinator and Olivia Yale, Communications Officer

Call to Order

Chair McQueen called the meeting to order at 1:00 PM.

Declaration of Interest

There were no declarations made.

HDR-AF-23-21 Affordable Housing Build in Dundalk

Anne Marie Shaw addressed the above noted report. A new affordable housing build in Dundalk is part of the Affordable Housing Action Plan and the 10-year Homelessness Plan. Building in southern Grey County could assist with getting people off the waitlist. The County owned site, 130 Rowe’s Lane in Dundalk was reviewed for the feasibility of an affordable housing build.

Ms. Shaw outlined the various phases and design goals involved in the build as well as funding options. SEED funding through the Canadian Mortgage and Housing Corporation is available to support costs for completing predevelopment activities related to the construction of a new affordable housing supply. Other options include the

Co-investment Fund, Infrastructure Ontario and the Affordable Housing Fund and possibly development charges.

Questions from the Task Force were then addressed regarding SEED funding, and the proposed housing types including attainable units, affordable units and rent geared to income units.

AF13-21 Moved by: Councillor Burley Seconded by: Councillor O'Leary

That Report HDR-AF-23-21 regarding a new affordable housing build in Dundalk be received; and

That staff be directed to proceed with the first phase of pre-development activities including the release of an RFP for architect services at an estimated cost of \$250,000 to be funded from the Affordable Housing reserve; and

That staff apply for CMHC SEED funding to support \$150,000 of the predevelopment costs; and

That staff bring back a report with a more substantial design and cost estimate for the build to a future taskforce meeting.

Carried

HDR-AF-21-21 Assessment of Long-Term Care Home Conversion to Affordable Housing

Anne Marie Shaw presented the above report. Staff were asked to look at the feasibility of two available buildings to be converted into affordable housing units. Salter Pilon was enlisted to provide staff with a site analysis and information on the suitability for conversion. The first property located at 1029 4th Ave West in Owen sound was for sale due to the long-term care beds being redeveloped. The second property is located at 135 William St. in Meaford. She outlined the details of each property.

Salter Pilon noted that significant renovations would be required to change the type of occupancy for both properties. She spoke to zoning on the property.

Questions from the Task Force were addressed. Staff have had conversations with the Municipality of Meaford regarding other potential sites in Meaford for a build.

AF14-21 Moved by: Councillor Keaveney Seconded by: Warden Hicks

That Report HDR-AF-21-21 regarding an assessment of long-term

care home buildings being converted to affordable housing be received for information.

Carried

Closed Meeting Matters

AF15-21 Moved by: Councillor Burley Seconded by: Councillor Keaveney

That the Affordable Housing Task Force does now move into closed session pursuant to Section 239 (2) of the Municipal Act, 2001, as amended, regarding

- i. a proposed or pending acquisition of land by the municipality or local board and all staff remain in attendance.** (*a. affordable housing conversion b. potential land purchase for supportive/transitional housing*)

Carried

The Task Force proceeded in camera at 1:21 PM.

The Task Force rose from closed session at 1:48 PM.

The Chair confirmed that only the items stated in the resolution to move into closed session were discussed.

Other Business

Councillor Keaveney inquired as to how the County can dispense fears people have about affordable housing being located nearby and the NIMBY concept.

Staff noted that they are looking into things like more inclusionary zoning, educational awareness, and have completed projects such as the "Housing For All" webpage. Efforts to work with local municipal partners to pre zone lands where we would like builds to be located is ongoing. There is a need to involve residents at the beginning, so they become community champions.

Next Meeting Dates

To be determined.

On motion by Warden Hicks and Councillor O'Leary, the meeting adjourned at 2:00 PM.

Paul McQueen, Chair