



The Corporation of the Town of Tillsonburg

Affordable and Attainable Housing Advisory Committee Meeting

August 25, 2021
Electronic Meeting

MINUTES

Present: Councillor Chris Parker (Chair), Councillor Penny Esseltine, Elyse Pelland, Gary Green, Lisa Lanthier, Rebecca Smith, Collette Takacs, Suzanne Renken, Cedric Tomico

Absent with Regrets: Mayor Stephen Molnar

Staff: Kyle Pratt, CAO, Cephas Panchow, Development Commissioner; Lisa Jibson, Acting Executive Assistant

1. Call to Order

The meeting was called to order at 4:01 p.m. by the Chair.

2. Adoption of Agenda

Proposed Resolution #1

Moved by: Councillor Esseltine

Seconded by: Suzanne Renken

THAT the Agenda as prepared for the Affordable and Attainable Advisory Committee meeting of August 25, 2021, be adopted.

CARRIED

3. Minutes from the Previous Meeting

Proposed Resolution #2

Moved by: Gary Green

Seconded by: Councillor Esseltine

THAT the Minutes as prepared for the Affordable and Attainable Housing Advisory Committee meeting of July 15, 2021, be adopted.

CARRIED

4. Disclosures of Pecuniary Interest and the General Nature Thereof

There were no disclosures of pecuniary interest declared.

5. General Business & Reports

5.1 presentation from Rebecca – Overview of Affordable Housing projects

Rebecca shared a PPT presentation showing affordable housing units and information. \$850/month is considered affordable for 1 bed, \$1,000 for 2 bedroom. Market rent is \$1500.00-\$1800.00 for 1 bedroom units. Current average house price in Tillsonburg is \$600,000.

Since 2007-2020, 383 affordable housing units have been built with 100 more scheduled for this year, with the majority in Woodstock.

Partnerships with private and non-profit sector
Standard government support is \$1M/project. With \$10M in prov/federal funding since 2007 and \$8M municipal.

Recent project Parcel A Splitroc – 24 affordable units in Woodstock, 4 low rise with 6 units each for seniors. Very efficient. 80% of market rate. Received \$1.5 M fed/prov funding. County gave land and development charges.

Parcel B – zoned for 48 unit building, shared with parcel A. holding for CMHA, County declares parcel vacant.

1235 Nellis Street, Woodstock, 98 units (62 Affordable), \$1.6M in prov/fed and County gave \$1.3 M and land value \$370,000, exempt from development charges. Total cost estimate \$18M financing through CMHC – low interest rates

Committee member inquired about cost/sq. footage to build. Last one was \$600/sq. foot. Modular – conventional pre-fab \$300/sq. foot.

RFP need to submit financial profile to see what the profit is at the end of the day. Contingency about 20%, typical is 8%

COVID un-knowns for materials such as lumber, glass, steel, trusses.

98 Mill Street E. Plattsville. \$6M cost 30 units, 16 affordable units for seniors – currently under construction.

County and Township partnership with Plattsville – County \$1.5M and DC, Township gave land \$1.1 and exempt from development charges.

Developer has done 3 other buildings in county. No prov/fed contributions. Not tied to their rules, just municipal funds.

Tillsonburg-non-profit Sanders Street, 16 units for seniors, County gave \$1.8 M and exempt from development charges, these are the latest affordable units. Built in 2019, former town recreation site.

5.2 Provincial Government News Release re: affordable housing support

Committee member asked if funding was allotted from the government based on population or need. Oxford County responded it's based on population. There is no chance to apply, you just receive what they send. Latest amount is \$1.2M received from the province, county reserve money gets added to that and a portion goes to renovating existing housing development.

The allocation is not shared equally between Tillsonburg and Woodstock. The town needs to get contractors in Tillsonburg to apply to RFP, then committee reviews and this is how Tillsonburg would get their share. The RFP is not public. RFP coming out in next couple of days is only available to non-profits. If town has property, they would have to be developer, if they don't want to be landlord, then have to turn over to non-profit. RFP closing date is October 2021.

5.3 Sustainable Affordable Housing – Green Municipal Fund

Recommended to keep on the agenda as a standing item so there is some discussion each month so we don't lose track of opportunity.

5.4 Housing Supply Challenge – CMHC

Recommended to keep on the agenda as a standing item so there is some discussion each month so we don't lose track of opportunity.

5.5 Closed Session

Proposed Resolution # 3

Moved by: Cedric Tomico

Seconded by Gary Green

THAT the Affordable and Attainable Housing Advisory Committee moves into closed session to discuss: a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization

Carried

5.6 Back to Open Session

Proposed Resolution # 4

Moved by: Suzanne Renken

Seconded by Gary Green

THAT the Affordable and Attainable Housing Committee Meeting of August 25, 2021 be adjourned at 4:45 p.m. and that the Committee resumes regular session at 4:46 p.m.

Carried

6. Round Table

Gary commented on article that Cedric distributed and noted it was showing as an election platform at all levels.

Councillor Esseltine thanked Rebecca for her presentation. Asked if it is common to have part market rental value and part affordable housing in one project. Rebecca said very typical, as developers need to still make a profit.

7. Next Meeting

September 22, 2021 @ 4:00 p.m.

8. Adjournment

Resolution #3

Moved by: Councillor Esseltine

Seconded by: Lisa Lanthier

THAT the August 25, 2021 Affordable and Attainable Housing Advisory Committee meeting be adjourned at 4:51 p.m.

Carried