

Mayor Fromme opened the Regular Meeting of Council at 19:05 hours on May 30, 2022, Midway Community Centre, 692 7th Avenue, Midway, B.C.

The public is welcome to attend either in-person or via virtual means. We wish to advise all participants that this meeting is being recorded.

We acknowledge that our gathering takes place on the unceded and traditional territory of the indigenous peoples of that region as well as the Metis people whose footprints have marked these lands.

Present: Mayor Fromme, Councillor Grouette, Metcalf
Councillor Dunsdon and Schierbeck absent

Staff: Penny Feist, Chief Administrative Officer
Tami Peters, Deputy Clerk

Public: 30 members of the public in attendance

Adoption of Agenda

Moved /Seconded that the May 30, 2022, Special Meeting agenda be adopted as circulated.

Carried

Delegation – Community Land Trust: Darren Pratt, Executive Director and Teresa Taylor, Housing Coordinator at Boundary Family Services Society.

Mayor Fromme welcomed everyone and gave a brief outline of the purpose of the meeting with regards to Community Land Trusts, what it is and how communities may benefit from a land trust.

A power point presentation explained the purposes of a land trust, why we are talking about community land trusts and how does it make housing more affordable. A good starting place is the website www.bcruralcentre.org/focus/housing

A summary of discussion:

- Strengths/Weakness in the Boundary with regards to housing
- History of Housing in Boundary Region
- RDKB Housing needs report
- What Government looks at
- Current housing stock in boundary insufficient for need
- Land Trust 101
- Missing Middle – affordable, ownership, rental needs to be supplemented
- Land Trust owns land, but owner owns improvement (house)
- Trust can obtain funding financing to develop
- Can be a mix of sale to rental, sale to sale
- Strategies adapted to community needs
- Success story example – Vancouver – aboriginal land trust
- Mortgage and fees for land trust
- Using land leases to create affordable trust
- Land/lease – with restrict resale agreement
- Remains affordable forever

They explained that Land Trusts are used for the express purposes of the acquisition and retention of land for specific uses in the benefit of a community for perpetuity. Trusts are a registered non-profit entity that exist under a traditional board of governance structure that may be composed in a variety of ratios of public/NGO/government directors

Land Trust in Midway context

- Village of Midway owns many parcels of land
- Ongoing need for development of housing needs

Governance Model – could be composed of the following members for governance:

Two members of Council

Two members of business community

Two Midway Residents of prospective developments

A chair of community standing for a total of seven

There are several governance models that may be utilized, and the key component is always community involvement and participation

Moving forward options – Status quo do not develop or liquidate in hopes of external development; the Village of Midway begins development of housing; or, a local of regional land trust may be formed

Questions from the Public

- Some comments were that residents like small community feel and don't want housing development
- Don't want to see low-income housing, creates problems within community and area
- Where would the location of housing development be what land is the Council considering?
- Timeline for land trust would still be 2-5 years with the community donating the land
- Is their provincial and federal funds and support
- Land trust is a similar model to habitat for humanity
- Non-Profit Society would be setup to run the land trust
- Was all Council on board or just one or how did this discussion get started?

The general consensus of the public is that they feel more information is necessary and community input before any type of land trust is formed using Village lands.

Moved that the meeting be adjourned at 2039 hours

Mayor

Chief Administrative Officer