



# Housing Advisory Task Force Minutes

9:00 AM - Wednesday, October 8, 2025

Council Chambers

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**Present:** Mayor Gerry Lichty (Chair); Deputy Mayor John Inglis; Councillor Wayne Good; JP Melville; and Steve Sunderland

**Absent with Regret:** Tom Hunter

**Also Present:** Kelly Watkins, Dipl.M.A., Dipl.M.M., Treasurer and Brooke Ross, Dipl.M.A., Dipl.M.M., Manager of Community Development (MCD)

## 1. Call to Order

The meeting was called to order by the Chair at 9:00 a.m.

## 2. Traditional Land Acknowledgement

## 3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

## 4. Housing Advisory Task Force Notes

- a) Notes of the September 10, 2025 Housing Advisory Task Force (HATF) Meeting as approved via email and will be received for information at the October 10, 2025 Regular Meeting of Council.

## 5. Business Arising

- a) Terms of Reference - to be considered by Council on October 10, 2025

The HATF reviewed the Terms of Reference and had no further changes for Council's consideration on October 10, 2025.

- b) Establish 2025-2026 Work Plan

The Task Force reviewed the draft work-plan and will continue brainstorming and bring the Work Plan back for further discussion at the next Task Force Meeting prior to sending to Council for consideration.

## 6. New Business

- a) North Frontenac - Housing Information Discussion

What percentage of the population in North Frontenac needs help? Who can afford a

20% down payment on a home purchase? How do people get that 20% (parents, grants, etc. – need to know what help is out there)?

2023 Financial Indicator Review from the Ministry of Municipal Affairs and Housing (MMAH) states that \$51,942 is the household median income for North Frontenac (based on 2300 permanent residents).

MPAC data shows that in 2024 in North Frontenac the median detached house sale was \$260,000 (based on 11 sales) and in 2025 \$325,000 (based on 17 sales).

Building Costs are being observed locally anywhere from \$400 - \$600 a square foot.

What is the Market for:

- Affordable/Attainable Entry Level House
- Seniors Housing
- Rental Housing

Is there Township, Provincial or Federal land available? Look at building low cost options, if have land available (look at it in terms of mobility, modular construction that can be moved in the future). Location should be in a hamlet that has some services (i.e. Plevna or Cloyne), as some people with lower income may not have transportation, etc.

What is the current housing stock? (not waterfront properties typically). May have housing stock coming into the market due to aging demographics.

Need information in front of us to make recommendations on how to move forward.

Look at Presentations from:

- Rural Frontenac Community Services (RFCS)
- Pakville (out of Montreal), were on Dragons Den – “Affordable Housing Solutions”.
- Affordable Housing Presentation presented previously at Council (Robert Lesperance, resident)
- Vanam – Modular Home Builder

Goal should be to create an environment to encourage and assist entrepreneurs with the information they need to build and invest. There may be funding out there to complete studies, plans, etc.

The HATF Members will review the following questions and bring back thoughts to the next meeting:

- What is the definition of affordable housing
- What can we actually do (with little or no funding)
- Speaking with local relators to gain a better understanding of the market in North Frontenac.

- What funding is available (at no cost to the Township, but the Township would have to apply) – Member JP Melville will do a research report of currently available funding and report back to the HATF.
- Kelly Watkins, Treasurer will provide a summary at the next HATF Meeting regarding the Financial Indicator Review from the Ministry of Municipal Affairs and Housing (MMAH) and MPAC data on median home sales data, and income profile for the permanent population, etc., including some information from Central Frontenac and Addington Highlands for comparison.

## 7. Adjournment

- a) Meeting adjourned at 10:51 a.m.

### Recommendations to Council

**Be It Resolved That** Council receives for information the October 8, 2025 Notes of the Housing Advisory Task Force (HATF).

Received by Council on October 31, 2025.

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Mayor Gerry Lichty, Chair