



COUNTY OF WELLINGTON

Committee Report

HS-24-12

To: Chair and Members of the Joint Social Services and Land Ambulance Committee
From: Paul Skinner, Interim Director of Housing Services
Date: Wednesday, November 13, 2024
Subject: Transfer of 440 King Street, Mount Forest, to the County of Wellington

Background:

On January 1, 2017, Mount Forest Non-Profit Housing Corporation (440 King Street East, Mount Forest) was successfully transferred to Wellington Housing Corporation which included all assets and liabilities the organization. The County is the sole shareholder of Wellington Housing Corporation and as such, all the financial records of the organization are included in the County of Wellington financial statements.

In November 2023, County Council passed a resolution directing staff to take necessary steps to prepare for the transfer of 440 King Street East, Mount Forest, to the County of Wellington as the Service System Manager following their end of mortgage in August 2024.

In support of this resolution, Housing Services staff have been working with Wellington Housing Corporation, the County's Treasury department, the Ministry of Municipal Affairs and Housing, and the County Solicitor to ensure that the necessary documentation is in place to support the transfer of 440 King Street East, Mount Forest to the County of Wellington.

Update

On October 16, 2024, the Wellington Housing Corporation Board of Directors signed a Purchase Agreement and passed a resolution authorizing to transfer the property municipally known as 440 King Street East, Mount Forest, Ontario, to the County of Wellington at a nominal consideration of \$2.

To align with the County's fiscal year end, the Purchase Agreement will see the transfer occur on January 2, 2025. Housing Services staff are working co-operatively with Wellington Housing Corporation to ensure a smooth transition for existing residents as Housing Services staff begin taking over property management duties onsite.

Financial Implications:

The County's 2025 Preliminary Budget and Ten-Year Plan will reflect the property at 440 King Street as a County owned housing property. It is anticipated that with costs savings resulting from efficiencies such as lower audit costs, the budget impact will generate small savings.

Strategic Action Plan:

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Tackling a Major Community Opportunity – Housing
- Making the Best Decisions for the Betterment of the Community

Recommendation:

That the Joint Social Services Land Ambulance Committee recommend to County Council to pass a by-law authorizing the transfer of 440 King Street East in Mount Forest from Wellington Housing Corporation to the County of Wellington at a nominal consideration, to the satisfaction of the Social Services Administrator and County Solicitor; and

That the Warden and County Clerk be authorized to execute the Agreement of Purchase and Sale and such conveyances, titles, survey plans, forms and other documents on behalf of the County as may be necessary for the above stated purpose.

Respectfully submitted,



Paul Skinner
Interim Director of Housing Services

In consultation with/approved by:
Luisa Artuso, Social Services Administrator
Ken DeHart, County Treasurer
Scott Wilson, Chief Administrative Officer