



**Muskoka
Community
Land Trust**

Annual Update

June 2022

MCLT Annual Update, June 2022

Since Muskoka Community Land Trust's (MCLT) original deputation to the District Municipality of Muskoka in 2021, MCLT has accomplished many organizational and administrative tasks. Most notably, we were formally incorporated as a not-for-profit corporation on September 10, 2021 with the assistance of Iller Campbell LLP, and we have developed a diverse, multifaceted board.

The Muskoka Community Land Trust is a community managed Not for Profit Organization of residents and local agencies seeking to build just, healthy, and inclusive neighbourhoods. Our foundational strategic vision while in progress, reflects the diverse housing and land-use needs of Muskoka. We are consulting with experts, making connections and engaging community members. To that end, we've started branding and marketing the MCLT, including developing a logo and a website www.muskokacommunitylandtrust.org



We are also excited to report that we have been in conversation with The Town of Huntsville regarding a parcel of land on Florence street, where we anticipate our first major project – a community development of 46 smart value units – will begin in the next 12 to 18 months. We are in ongoing discussions relating to land donation and have enthusiastic support of Kawartha Credit Union Commercial and Retail Divisions regarding construction loans and future mortgage approvals for this project.

The prospect of an inaugural project through a land donation has expanded MCLT beyond its foundational, administrative tasks. In consultation with specialists, we are developing affordability mechanisms suitable for Muskoka. At this point, we are exploring best practices for providing both home ownership and permanent affordability. We have also begun the task of drafting lease agreements, which are essential to any land trust.



With plans for the first project underway, our list of collaborators is growing. Most notably, we have developed a working relationship with the **G.R.E.A.T Housing project**, which recently received a sizable demonstration grant from CMHC/NHS to provide environmentally sustainable, permanent affordable rental housing in Muskoka.



All of these activities have been accomplished by MCLT's volunteer Board of Directors and through the generous donation of a founding grant from My Muskoka Real Estate Team - Re/Max Hallmark Realty Ltd. Members of the Board of Directors have collectively donated many hours of labour. As our projects advance and the complexity of the work increases, depending on volunteer labour is risky and unsustainable. With seed funding from the District of Muskoka, we anticipate being able to move forward more quickly and efficiently in creating a resilient organization that will work to develop attainable housing for many communities in Muskoka.



MCLT Business Plan

Through volunteer labour, we've been able to launch the not-for-profit Muskoka Community Land Trust as an entity without substantial funding. However, this will become unsustainable as individual projects and opportunities develop. We are asking the District of Muskoka for \$314,000 in funding over 3 years to help establish the legal and administrative infrastructure required for the land trust to operate, with the aim of self-sustainability beyond this time frame. We anticipate an ongoing administrative funding stream from land lease payments from our housing tenants. Ultimately, three year support will allow the MCLT to organize and seize community development opportunities as they become available. While the itemized sheet below gives a general outline of our projected annual expenses over the next 3 years, there are some items of particular note:

First, we will need to hire an administrator to drive the land trust operation under the guidance of the board of directors and the vision of values established. The tasks of this co-ordinator will include, but are not limited to, establishing infrastructure for project management, drafting of lease agreements, deputations to council, understanding local planning requirements, coordinating board labour, establishing replicable framework, consulting with experts, and heading up community engagement.

Second, we will need to consult with lawyers regarding all legal aspects of operating, inclusive of land-lease agreements. While the number of land trusts in Canada is growing, it remains an innovative model. As such, we want to ensure that we manage risk associated with leasing land from the very start. By consulting with legal experts we will ensure that the land we will possess is used for the purposes outlined in our vision and values.



Third, we will need to drive funding as well as increase our community presence and engagement. Land trusts require substantial collaboration and community buy-in. We face the challenge of not only educating our community on the benefits of land trusts, but also of tapping into available donations, sponsors and charitable funds. This will require marketing, public engagement, and a strong online presence.

We believe a robust community land trust, which MCLT is poised to be with your support, will play an important role in addressing Muskoka’s affordable housing crisis. We are currently asking the District for Seed Funding over the next 3 years. Below is a breakdown of the foreseen costs annually.

Expense Item	2022	2023	2024
Legal fees to set up the not for profit land trust	completed	\$0.00	\$0.00
Staff Hiring for Project Coordination	\$60,000.00	\$60,000.00	\$60,000.00
Legal: Document development legal fees to receive land/donations	\$20,000	\$2,000.00	\$2,000.00
Business and Legal consulting: ease agreement consultation and development	\$10,000	\$5,000.00	\$3,500.00
Website, Design and Production of Home sales, licensing	\$15,000	\$15,000.00	\$15,000.00
Office space computer/printer/internet etc	\$5,000.00	\$5,000.00	\$5,000.00
Public engagement/consultations/ facilitation, online systems	\$10,000.00	\$10,000.00	\$10,000.00
Total Expense Annual	\$120,000	\$98,000.00	\$96,500.00
Total	\$314,500.00		

Note: We are in the midst of producing a formal business plan contingent on the results of a strategic planning session by the board in either August or early September.

MCLT Board of Directors

Suzanne Martineau, President, B.Sc., Licensed Real Estate Broker

Tyler Ellis, Treasurer, M. Div., Community Development Manager at Christian Horizons, Huntsville

Christopher Jordan-Stevens, PhD, Community Living Huntsville, Supported Independent Living Supervisor

Ben Jardine, P. Eng., Founder & President, The BestLife Group Master planning, design development and drafting, value-engineering, permitting and approvals, project management and general contracting for residential, multi-residential, commercial, industrial and institutional projects.

Margaret McLaren M.Sc., Recording Secretary

Emily Blackman, Marketing Expert

Melinda Zytaruk M.Sc., general manager Fourth Pig Green and Natural Construction, Passive House Institute U.S. certified builder, registered designer (currently on medical leave)