



STAFF REPORT

To: Mayor and Members of Council
From: Meghan Townsend, CAO/Clerk
Meeting Date: April 22, 2025
Report Number: 2025-074
Subject: BetterHomes Dufferin project

Recommendation

THAT Council receives Report – BetterHomes Dufferin project,
AND THAT Council agrees to participate in this project and directs staff to prepare and present the local improvements authorization by-law as presented.

Executive Summary

Purpose

To present the County of Dufferin's proposal for the BetterHomes Dufferin project and their request for the Town to participate.

Key Findings

BetterHomes Dufferin is another way in which the Dufferin County community can work to improve our climate change resilience, offering lower income households the financial means to make improvements to their home that they might not otherwise afford.

Financial Implications

Staff time will be required from the Town. Exact amount of time will depend on the number of applications, the amount of payments collected and transferred, and whether or not the property owners maintain their payment agreements.

Report**Background**

As part of the County's Climate Action Plan, County Council has adopted a program to assist residential homeowners with home energy retrofits. Through a local improvement charge applied to the homeowner's property tax account, a loan is issued then collected back over time, making these retrofits affordable where they would not be otherwise.

The County's full report is attached as Attachment 1. Also attached is a presentation received by the Dufferin Municipal Officer's Association regarding the program.

Discussion

For Grand Valley homeowners to benefit from this program, the Town will administer the property tax aspects of the program. As discussed in the report, the County does not have property tax administration authority; therefore, Town staff will bring the local improvement by-laws to Town council so that the loan can be collected in the same manner as property taxes.

Attachment 3 presents a by-law that, once enacted, will enable the Town to collaborate with the County to administer the program.

Financial Impact

There could be considerable Town staff time involved in the administration of the program. Each property's tax account will have to be updated to reflect this loan. The loan amounts will have to be collected, allocated and remitted separately from property taxes. Collections and remittances will need to be processed through the Town's general ledger and financial systems, then will be subject to audit. If a homeowner's taxes are in arrears, the Town will have to administer interest and penalty, perhaps separately from those incurred on property taxes. The County has not confirmed if they will provide financial compensation to the Town for the staff time required to administer the program.

Consultations

County of Dufferin staff

Attachments

Attachment 1 – BetterHomes Dufferin Update – February 2025, as presented to the County of Dufferin's Infrastructure and Environmental Services Committee

Attachment 2 – BetterHomes Dufferin presentation to the Dufferin Municipal Officers' Association

Attachment 3 – Program Authorization By-law

This report was submitted by

Meghan Townsend, CAO/Clerk
mtownsend@townofgrandvalley.ca.

This report was approved by

Meghan Townsend
Chief Administrative Officer/Clerk
519-928-5652 extension 222