

Housing & Homelessness Advisory Committee (HHAC)
Meeting held September 17, 2019

A meeting of the Housing and Homelessness Advisory Committee is held this day commencing at 9:30 o'clock a.m. in Room 140, 350 City Hall Square West, there being present the following members:

Marina Clemens, Chair
Councillor Kieran McKenzie
Anna Angelidis
Jessica Brunet
Fiona Coughlin
Phil Dorner
Kathy Hay
Eric Hill
Paul Rideout
Jim Steele
Angela Yakonich
Joyce Zuk

Regrets received from:

Mayor Gary McNamara, Town of Tecumseh
Leigh Vachon

Guest in attendance:

Susie Redekop

Also present are the following resource personnel:

Debbie Cercone, Executive Director of Housing & Children's Services
Chris Aspila, Planner III
Judith Binder, CMHC
Mike Deimling, Social Housing Analyst
Kelly Goz, Coordinator, Housing Administration & Development
Tina Moore, Coordinator, Housing Administration & Development
Jolayne Susko, Coordinator, Housing Administration & Policy
Jennifer Tanner, Manager, Homelessness & Housing Support
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 9:30 o'clock a.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

2. Disclosures of Interest

None disclosed.

3. Adoption of the Minutes

Moved by Councillor McKenzie, seconded by J. Zuk,
That the minutes of the Housing and Homelessness Advisory Committee of its meeting held June 4, 2019 **BE ADOPTED** as presented.
Carried.

4. HHAC's Work Plan

The Chair distributes the "Proposed Housing and Homelessness Plan for 2019-2023, *attached* as Appendix "A". Discussion ensues regarding the initiatives put forth in the document and the following comments are provided as additions to the Work Plan:

- Include specific bullets under each of the items in the Work Plan
- Identify the number of affordable housing units
- There should be action items and advocacy focused
- Urban guidelines often make it impossible to build affordable housing in some areas, i.e. secondary suites. Uptakes not substantial due to strict requirements.
- Need to articulate what the scope of homelessness is. There is a housing crisis and a discussion with Council is required. The role of the Committee is to ensure that Council follows through with the recommendations outlined in the Housing & Homelessness Master Plan.
- "*Continue to monitor*" as noted in bullet 1 of the proposed Plan is a benign term that does not promote action.
- In bullet 3 – replace the word "challenge" with "assess".
- Administration to bring back information to HHAC. Suggest to Senior Management that HHAC be informed on all housing issues by all city departments.
- Suggestion to provide industry news from the Ontario Real Estate Association to HHAC members.

Moved by A. Angelidis, seconded by Councillor McKenzie,
That the Housing & Homelessness Work Plan **BE DEFERRED** to the November 19, 2019 meeting to allow for further discussion on the matter.
Carried.

5. Updates from HHAC Members

J. Steele advises the Windsor Essex Community Housing Corporation is currently in Phase 2 of their regeneration plan that includes a sub report on municipal best practices and adds the waiting list for rent geared to income housing has almost tripled over the past three years.

J. Zuk states the Windsor Essex Alliance To End Homelessness has a strategy for a campaign to end homelessness. She notes the positions of the Parties relating to housing and homelessness in the upcoming Federal Election will be articulated and voters will be encouraged to vote.

F. Coughlin provides an overview of funding possibilities for Habitat for Humanity in the City of Windsor and notes they are very much focused on neighbourhood revitalization.

6. Update from Reaching Home Community Advisory Board (CAB)

K. Goz advises the Federal homelessness dollars through Reaching Home are currently in a transition year. The CAB met in late July and approved the allocation for the additional surplus dollars that the community received for 2019/2020. A portion of those dollars went to Housing Information Services to hire a Housing Intervention Worker who is going to support the Welcome Centre Shelter for Women to try to move families out of motel system to assist with relieving some of the pressures that we've been experiencing there. There has been over a 200% increase in families accessing emergency shelters over the past 18 months. A diversion program has been instituted and are seeing some successes in diverting women and families from the Welcome Centre as well as the Salvation Army. The CAB will be meeting within the next few weeks to identify the priorities for a Request for Proposal that will be released in fall 2019 for the funding of the remaining four years of the allocation.

7. Inclusionary Zoning

C. Aspila refers to Bill 108 (Schedule 12) – the proposed More Homes, More Choice Act: Amendments to the Planning Act as follows:

“As part of the government’s Housing Supply Action Plan, Bill 108, the proposed More Homes, More Choice Act would, if passed make changes to existing legislation, including the Planning Act to help bring new housing online faster, reduce development costs and provide more housing options which can help make housing more attainable for the people of Ontario.”

The proposed amendments, if passed, would among other matters:

Streamline development approvals processes and facilitate faster decisions by reducing decision timelines for municipalities 120 days for official plans and amendments, 90 days for zoning by-laws and amendments and 120 days for plans of subdivisions.

Focusing the discretionary use of inclusionary zoning to protected major transit station areas and areas where the community planning permit system has been required by the Minister, which would facilitate the supply of affordable housing in areas that are generally subject to growth pressures, higher housing demand, and in proximity to higher order transit.”

In response to a question asked by Councillor McKenzie regarding if other municipalities have a by-law that addresses inclusionary zoning, C. Aspila responds the City of Toronto has been considering this.

J. Zuk asks if the amendments to Bill 108 will preclude the City of Windsor from proceeding with projects, C. Aspila responds there is no authority legislatively to require a developer to build affordable housing within a development.

J. Binder adds that the City of London has utilized inclusionary zoning in some of their larger developments.

F. Coughlin refers to the Ontario Municipal Board Case No. PL151247 dated May 25, 2017 regarding Amendment 222 to the Town of Caledon Official Plan. Section 7.14.11 to 7.14.11.3 is as follows:

“Affordable Housing

Landowners in the Plan Area shall provide land for affordable housing in the Plan Areas as follows:

- a) Approximately 1.5 hectares of land shall be provided to the Region of Peel; and*
- b) Approximately 0.4 hectares of land shall be provided to Habitat for Humanity.*

The location, configuration, and frontage onto adjacent roads of these lands shall be decided through community-wide DDSP as described in Section 7.14.4.3.

These lands shall be fully serviced and gratuitously conveyed, free and clear of encumbrances, to the Region of Peel or Habitat for Humanity, as applicable. Said conveyances shall occur at the time of registration of the plan of subdivision in which the lands are located.”

8. Business Items

8.1 Overview of Housing & Homelessness Programs and Services in Windsor Essex County

Jolayne Susko, Coordinator, Housing Administration and Policy and Mike Deimling, Social Housing Analyst provide an overview of the Rent Supplement and

Housing Allowance Streams, **attached** as Appendix "B". Highlights of the document are as follows:

Housing Services has begun to explore establishing potential contingency plans and a mitigation strategy which may include but are not limited to:

- Canada Housing Benefit, as part of the National Housing Strategy (2020) – specific details are unknown at this time. It is likely the subsidy will not be as deep as what households are currently receiving. (\$2,500 per household per year (approximately \$200/ month).
- Community Housing Renewal Strategy (OPHI similar to IAH/COCHI for EOA) Phase 2 (2022-2025) - specific allocation details are unknown at this time, however program is *intended to be a short-term subsidy* and is provided as an in-year allocation, no carry over, which may not be predictable or sustainable beyond the year granted. Again, it is likely a subsidy from these streams of funding would not be as deep as what households are currently receiving.
- PHB-SPP – an eligible benefit to Survivors of Domestic Violence and/or Human Trafficking – benefit administered by the Ministry of Finance.

Eligible households must:

- Be currently designated SPP on the CHR waitlist,
Have the latest Notice of Assessment completed with CRA,
Complete separate application and upon approval are removed from the CHR waitlist
- Participation is on a first come first serve basis and is tied to the household and not a physical housing unit.
- Recipients will receive a monthly benefit based on a calculation using a unit size no smaller than a one bedroom and no larger than three bedrooms. Program maximum rents are program specific and unique for each service area
- Recipients will receive a monthly benefit based on a calculation using a unit size no smaller than a one bedroom and no larger than three bedrooms.
- The calculation is based on the individual's AFNI (adjusted family net income; line 236 on their notice of assessment) & 80% of the program maximum rent for the eligible household
The minimum monthly benefit payable is \$10.

A. Angelidis indicates the need for rent supp is increasing. D. Cercone remarks that the challenge is in securing new units and notes there is a shortage in service levels.

K. Goz provides a synopsis of the Windsor-Essex: Community Progress Indicators. She states in terms of chronic homelessness, there are 475 individuals that are actively experiencing homelessness, although a saturation point has not been reached at this time. She adds the only solution to homelessness is housing and oftentimes for persons

with chronic or long term homelessness an adequate and appropriate level of supports are required in order to successfully maintain housing.

Windsor Essex Federal Provincial 2019 Housing Program Allocations & Take-up

T. Moore provides the following information relating the 2019 Housing Program Allocations and Take-up:

Home Ownership Downpayment Assistance

Current confirmed take-up is \$158,820.
Total allocated is: \$303,070
Equals 52% of total allocation.

OREN Multi-Res:

Evaluation is underway and the lead for the program is currently contacting successful and unsuccessful proponents. The next step is working to register the loans on title in order to take up the funding with MMAH.

The Ontario Renovates Multi-Residential Rental Unit Program provides funding in the form of a 15-year forgivable loan registered on title. The amount of money per rental unit may be up to \$50,000 per unit, with an overall unit funding average equalling \$25,000 per unit. Landlords making repairs to increase accessibility may have the first \$5,000 supplied in the form of a grant which does not have to be repaid.

Rent Supplement/Housing Allowance:

IAH-E Allocation: By Names Prioritized List – Six years of funding in total and rent supplement administrator has been utilizing the first five years of funding to ensure take-up prior to accessing year six.

Community Housing Renewal:

Rental Housing Capital and Social Housing Repair:

Due to the tight timelines provided to utilize the funding a strategic approach was undertaken to release a rental housing capital program and social housing repair program at the same time. This reduced the risk of not being able to fully allocate the use it or lose it funding allocation. HHAC will be provided a further update at the next HHAC meeting as the evaluation period for both programs will be finalized.

Rent Supplement/Housing Allowance: \$15K allocation

Housing Allowances will be offered on a short-term basis to a transitional housing model over the three-year period to stabilize households experiencing chronic homelessness who are being supported through Windsor Essex Housing Connections, the regions Housing First Program.

Housing Support Services: \$47K allocation

The Housing Support Services component will provide case management supports to youth in social and affordable housing units to achieve housing retention, greater self-reliance and social inclusion. OPHI funding will provide staff that will work specifically with youth under the Windsor Essex Housing Connections program.

8.2 Update – Legislated Five-Year Update of the 10 Year Housing & Homelessness Master Plan & Emergency Shelter Review

J. Tanner indicates one of the strategies in the 10 Year Housing & Homelessness Master Plan is to undertake a review of the emergency shelter system as there is increased usage and cost. The Community Homelessness Prevention Initiative budget received from the province has experienced a deficit over the last two years which the municipality has covered, therefore Council has approved some substantial investments. It is important to review the emergency shelter system in order to better support people who are experiencing homelessness and to acquire housing for them as soon as possible. The goal is to review the current state of the emergency shelter system, ensure the right clientele is being served and to provide opportunities for youth and other individuals that might not be well served in the community. The three main shelters include the Welcome Centre, the Salvation Army, and the Downtown Mission.

9. Date of Next Meeting

The next meeting will be held on Tuesday, November 19, 2019 at 9:30 a.m.

10. Adjournment

There being no further business, the meeting is adjourned at 11:34 o'clock a.m.

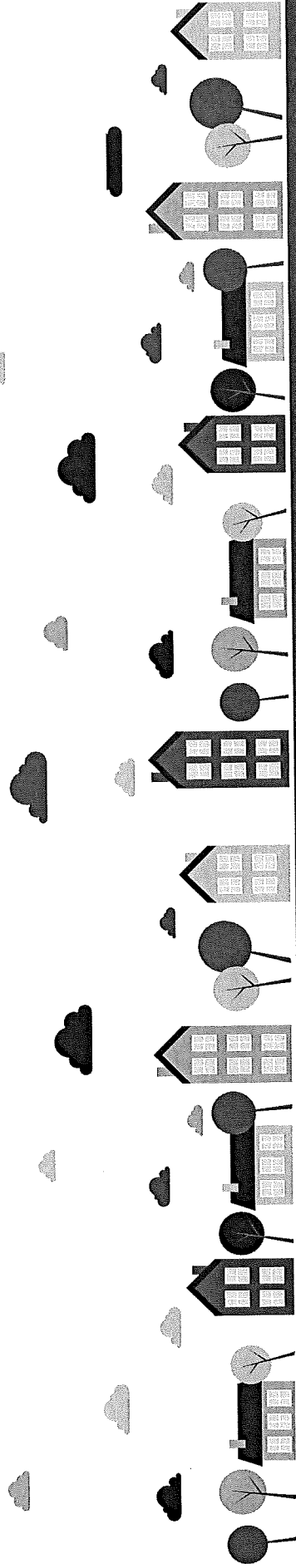
CHAIR

COMMITTEE COORDINATOR

WINDSOR ESSEX HOUSING AND HOMELESSNESS MASTER PLAN

Presentation to Community Services and Parks Standing Committee

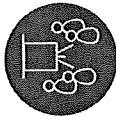





November 6, 2019



2019 - 2028

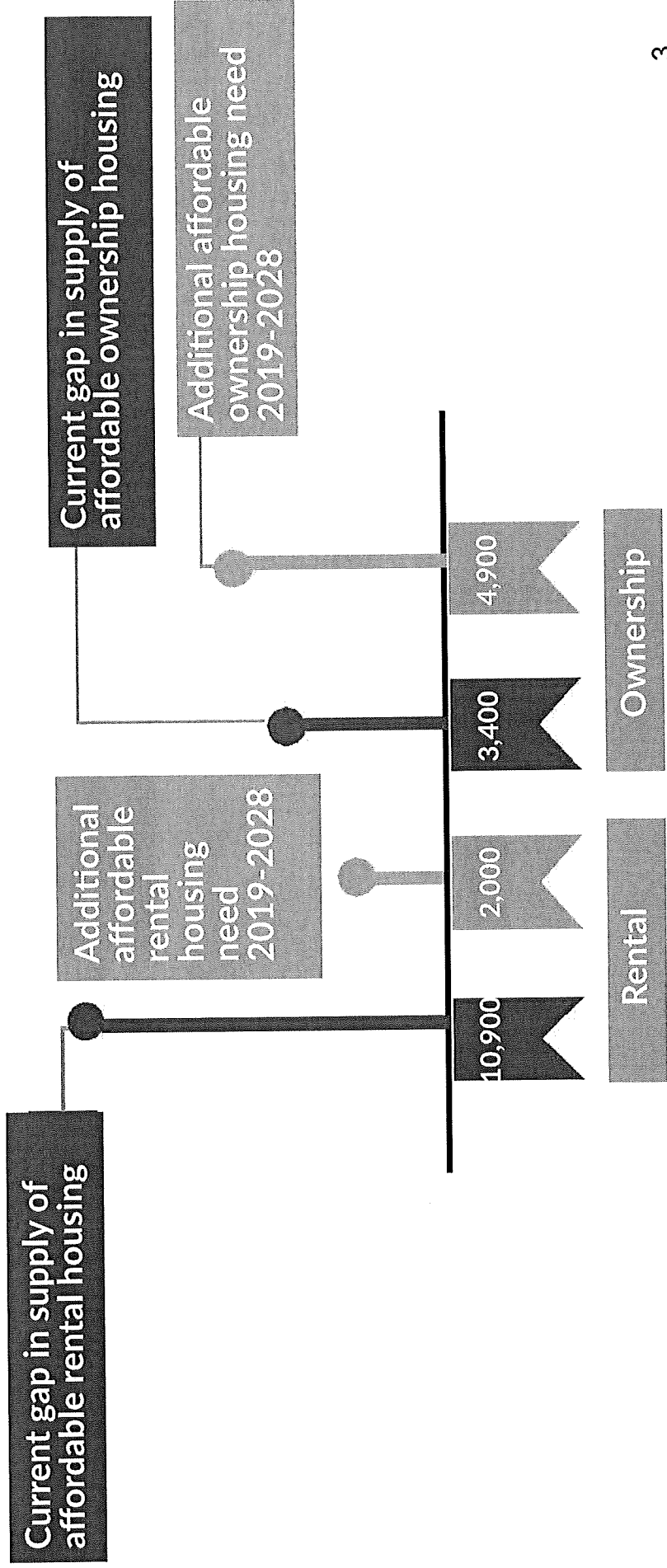
CONSULTATION HIGHLIGHTS

ACTIVITIES: PARTICIPANTS:

	WORKSHOP	90
	FOCUS GROUPS WITH INDIVIDUALS WITH LIVED EXPERIENCE	27
	SMALL GROUP DISCUSSIONS	108
	QUESTIONNAIRES WITH MEMBERS OF COUNCIL	3
	TELEPHONE INTERVIEWS WITH SERVICE PROVIDERS	4
	ONLINE SURVEY	1,449 (200 of which had a lived experience of homelessness)

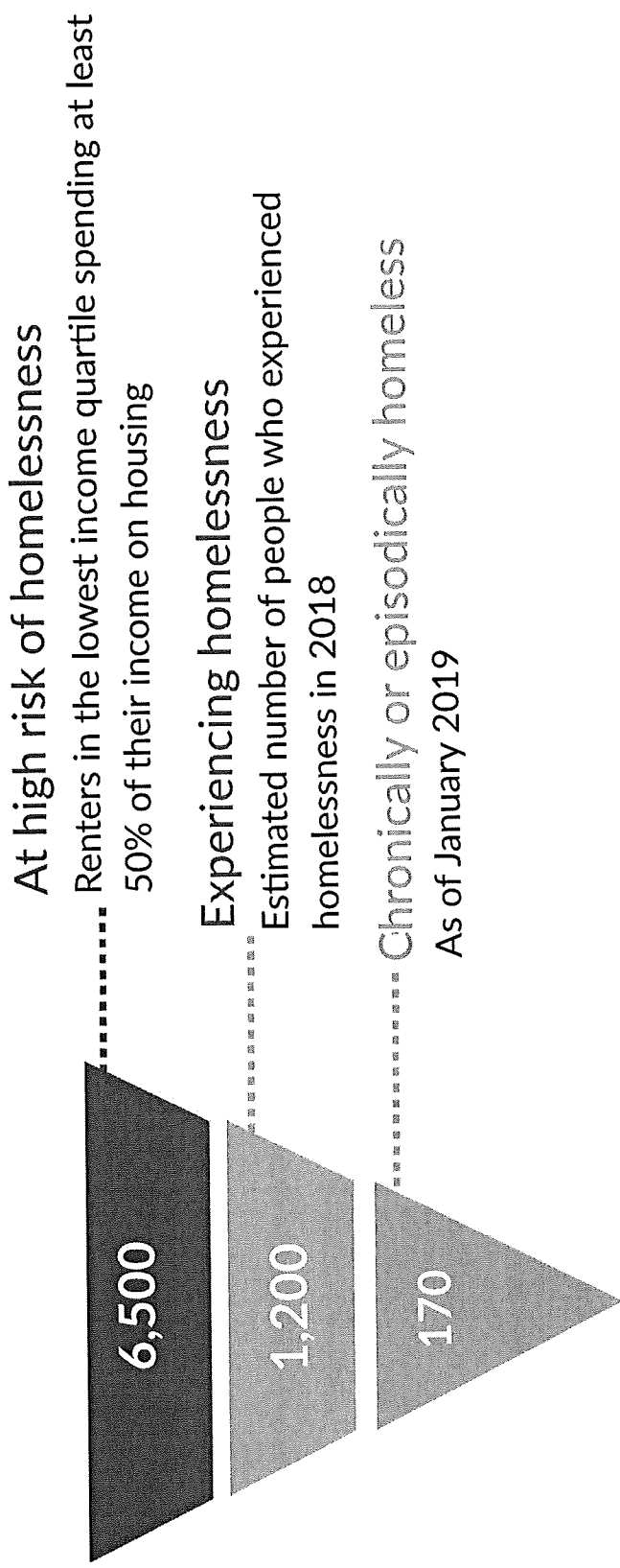
CURRENT STATE OF HOUSING AND HOMELESSNESS IN WINDSOR ESSEX

AFFORDABLE HOUSING GAP IN WINDSOR ESSEX:



CURRENT STATE OF HOUSING AND HOMELESSNESS IN WINDSOR ESSEX

HOW MANY PEOPLE MAY BE EXPERIENCING HOMELESSNESS IN WINDSOR ESSEX?

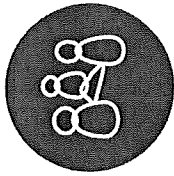


THE UPDATED PLAN (2019-2028)

VISION:

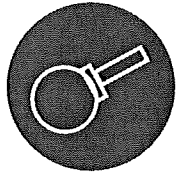
Windsor Essex is an inclusive community where everyone has a safe, affordable, accessible, and quality home, and everyone lives where they can actively participate

GUIDING PRINCIPLES



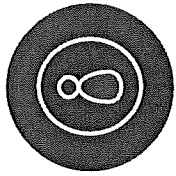
Achieving our goals is a collective responsibility that will require cross-sectoral collaborative action to develop system-level solutions.

GUIDING PRINCIPLES



We will implement evidence-based solutions with a focus on efficiency, cost-effectiveness and continuous improvement.

GUIDING PRINCIPLES



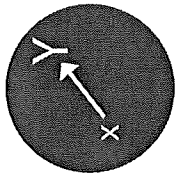
Our programs, services and supports will be people-centred and aimed at helping people obtain and retain housing.

GUIDING PRINCIPLES



The Plan will be responsive to the National Housing Strategy, Ontario's Community Housing Renewal Strategy, and any other future Provincial and Federal housing and homelessness strategies and initiatives.

GUIDING PRINCIPLES



Achieving the goals under the Plan will require leveraging additional resources from all levels of government.

GOALS

**GOAL 1:
SUSTAIN AND EXPAND SOCIAL
AND AFFORDABLE HOUSING
SUPPLY**

GOALS

**GOAL 2:
SUSTAIN AND EXPAND HOUSING
THAT IS LINKED WITH SUPPORTS**

GOALS

GOAL 3: ENDING HOMELESSNESS

GOALS

GOAL 4: ADDRESS INDIGENOUS HOUSING AND HOMELESSNESS NEEDS

GOALS

**GOAL 5:
REDUCE AND PREVENT YOUTH
HOMELESSNESS**

GOALS

**GOAL 6:
FOSTER SUCCESSFUL TENANCIES
THROUGH COMMUNITY
COLLABORATION**

GOALS

GOAL 7: MONITOR, REPORT AND EVALUATE

**GOAL 1:
SUSTAIN AND EXPAND SOCIAL AND AFFORDABLE HOUSING
SUPPLY**

KEY TARGETS

- » **By 2028, the number of households assisted in RGI, affordable rental housing units and/or rent assisted units will increase by 30%**
- » **On average, 30% of existing social housing units will be repaired annually**
- » **By 2022, a tracking mechanism will be established by municipal building and planning departments to track private market affordable housing units**

GOAL 3: ENDING HOMELESSNESS

KEY TARGETS

- » By 2028, 2,800 people experiencing homelessness will be housed through Coordinated Access (CA) systems following a Housing First philosophy
- » By 2024, 50% of people experiencing chronic homelessness will be housed with appropriate supports
- » By 2028, 100% of people experiencing chronic and episodic homelessness will be housed with appropriate supports
- » By 2028, 50% of people experiencing homelessness leaving institutions will be discharged into appropriate housing

GOAL 7: MONITOR, REPORT AND EVALUATE

KEY TARGETS

- » By 2021, establish a cross-sectoral data, collection and reporting framework
- » By 2021, develop, implement, and maintain a public awareness and education campaign on the Plan
- » By 2022, Homeless Individuals and Families Information System (HIFIS) will be implemented in 100% of agencies participating in coordinated access

WHAT CAN COUNCIL DO TO SUPPORT THE PLAN?

- Adopt policy changes:
 - Re-designating lands to permit greater range of housing types, higher densities, and/or more compact developments
 - Inclusionary zoning
 - Off set planning application, permit fees, and development charges
 - Provide grants or loans
 - Sell or lease surplus municipal land at reduced cost
- Incorporating the Plan strategies and targets into the annual Operating Budget and long term Capital Budgets
- Integrate the need for affordable housing as a strategic priority within municipal plans

■ WHAT DO WE NEED FROM THE COMMUNITY?

- Support the vision and goals
- Shared responsibility for the actions and targets
- True collaboration and integration of programs, services and sectors
- Support from other municipalities in the community