

## **Housing Advisory Committee – Meeting held April 16, 2019**

A meeting of the Housing Advisory Committee is held this day commencing at 9:30 o'clock a.m. in Rom 407, 400 City Hall Square East, there being present the following members:

Marina Clemens, Chair  
Councillor Kieran McKenzie  
Anna Angelidis  
Jessica Brunet  
Fiona Coughlin (arrives at 9:39 a.m.)  
Phil Dorner  
Kathy Hay  
Eric Hill  
Gary McNamara, Mayor of Tecumseh  
Leigh Vachon  
Angela Yakonich  
Joyce Zuk (arrives at 9:39 a.m.)

### ***Regrets received from:***

Judith Binder  
Jim Steele

### ***Also present are the following resource personnel:***

Debbie Cercone, Executive Director of Housing and Children's Services  
Chris Aspila, Planner III  
Jeannie Diamond Francis, County of Essex  
Tina Moore, Coordinator, Housing Administration and Development  
Jennifer Tanner, Manager, Homelessness & Housing Support  
Karen Kadour, Committee Coordinator

### **1. Call to Order**

The Committee Coordinator calls the meeting to order at 9:35 o'clock a.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

## 2. Election of Chair

The Committee Coordinator calls for nominations from the floor for the position of Chair. Councillor McKenzie nominates Marina Clemens, seconded by A. Angelidis. The Committee Coordinator asks if there are further nominations from the floor. Seeing none, the Committee Coordinator asks M. Clemens if she accepts. M. Clemens accepts and assumes the Chair.

Moved by Councillor McKenzie, seconded by A. Angelidis,  
That Marina Clemens **BE ELECTED** Chair of the Housing Advisory Committee.  
Carried.

## 3. Introductions and Welcoming Remarks

The Chair welcomes the members of HAC and invites the members and administration to introduce themselves.

## 4. Disclosure of Interest

None disclosed.

## 5. Adoption of the Minutes

Moved by Mayor G. McNamara, seconded by A. Angelidis,  
That the minutes of the Housing Advisory Committee of its meeting held November 20, 2018 **BE ADOPTED** as presented.  
Carried.

## 6. Business Items

### 6.1 HAC Terms of Reference and Mandate

The HAC Terms of Reference and Mandate – June 2015 is reviewed and several edits relating to the composition/membership of the Committee are provided.

Moved by P. Dorner, seconded by Councillor McKenzie,  
That the Revised Terms of Reference and Mandate for the Housing Advisory Committee dated May 2019 outlining in italics the amendments to the composition of the Committee **BE FORWARDED** to the Community Services & Parks Standing Committee and City Council for approval.  
Carried.

## 6.2 HAC 2018 Annual Report

The Chair advises the HAC 2018 Annual Report is provided for information.

## 6.3 Overview of the Housing & Homelessness Programs & Services in Windsor Essex County

T. Moore provides an overview of the Social and Affordable Housing in Windsor and Essex County Chart which includes the following sectors:

- Ministry of Municipal Affairs and Housing
- Service Systems Manager – City of Windsor for Windsor and Essex County
- Housing Services Review Committee
- Windsor-Essex 10 Year Housing Homelessness Master Plan – Housing First Model
- IAH-E – Rental Housing/Ontario Renovates/Rent Supplement/Housing Allowance/Homeownership Assistance Program
- Social Infrastructure Fund – Rental Housing/Home Ownership/Rent Supplement/Housing Allowance/Homeownership Assistance Program
- Central Housing Registry (CHR)
- Providers Select – RGI households from CHR
- Legislated Providers by Program – Social Housing – Public Housing, Provincial Reform, Federal, Rent Supplement Housing Allowance
- Affordable Housing Programs – Canada-Ontario Affordable Housing Program, Investment in Affordable Housing Program, Rent Subsidy
- Related Housing Committees
- Central Housing Registry Advisory Committee
- Housing Information Services

T. Moore provides a summary of the Social Housing Providers as follows:

- Total number of Social Housing Units – 6958 (market and rent geared to income units) total for Windsor Essex as at December 31, 2018.
- Current number of Social Housing providers – 34
- Service level standard for Windsor Essex (legislated to provide this amount of rent geared to income units) - 5726
- Central Housing Registry – Windsor Essex – coordinated access system.

T. Moore adds Service Managers may deliver one or more of the following Investment in Affordable Housing (IAH) components:

1. **Rental Housing Capital Component** – a capital funding component on a 20 year forgivable loan basis, intended to provide affordable rental housing units. The

*Rental Housing capital component will fund up to 75% of the total capital cost per unit or \$150,000 per unit, whichever is less, for qualifying new builds, acquisition and rehabilitation or commercial conversion to residential rental projects. Participating landlords are required to maintain rents at 80% of the then current CMHC average or alternate market rents each year.*

2. **Homeownership** – a down payment assistance component on a 20 year forgivable loan basis, intended to assist households to purchase a home. Income/assets limits and various other criteria apply.
3. **Ontario Renovates** – to assist eligible homeowners and landlords with renovation and rehabilitation projects. The Homeowner component is on a 10 year forgivable loan basis and income/assets limits and other criteria apply. The Landlord component is on a 15 year forgivable loan basis.
4. **Rent Supplement/Housing Allowance** – a program component intended to provide a monthly subsidy amount to reduce market rent for eligible households.

J. Tanner provides an overview of the “Homelessness Funding in Windsor and Essex County” document is distributed and **attached** as Appendix “A”, including the following information:

- Municipal funding from the City and County supports the Housing with Support Homes program and the City also began funding a Street Outreach Worker position in 2018 and added a second position in 2019.
- J. Tanner reports a deficit in 2018 relating to homelessness funding as a result of the increased emerging demand for emergency shelter services. She adds City Council approved an additional \$500,000 to offset a deficit in 2019.
- Provincial funding is provided through the Community Homeless Prevention Initiative (CHPI) and supports the following programs:
  - Housing with Supports Program – 22 homes in Windsor and Essex County
  - Emergency Shelter Program – 2 shelters
  - Homeless Prevention Programs – Rent Assistance and Housing Essentials Fund (e.g. beds) and Utility Assistance (i.e. Keep the Heat)
  - Other services including Trusteeship, Housing First Program (i.e. Windsor Essex Housing Connections)
- Provincial funding through the Investment in Affordable Housing (IAH) and Social Infrastructure Fund (SIF) also provides rent subsidies to some people identified through the By Names Prioritization List (BNPL).

The BNPL was launched approximately one year ago. The purpose is to provide services and supports for people experiencing homeless with priority given to those persons with the highest needs, (e.g.. persons experiencing chronic homelessness) She adds support can be provided for up to three years, if required.

- Federal funding is provided through Reaching Home: Canada's Homelessness Strategy (previously called the Homeless Partnering Strategy or HPS). This funding is currently used to support components of the Housing First program.

In response to a question asked by Councillor McKenzie regarding a reduction in the Community Homelessness Prevention Initiative (CHPI), J. Tanner responds the new directions in housing will be announced on April 30, 2019. D. Cercone adds they are waiting for confirmation that the city will receive an additional \$537,000.

Moved by Mayor G. McNamara, seconded by E. Hill,  
That the update relating to the Housing & Homelessness Programs & Services in Windsor Essex County **BE RECEIVED.**  
Carried.

The Chair requests that an update relating to Secondary Suites be provided by the Planning Department at the HAC meeting to be held in October 2019.

#### **6.4 Overview of HAC's Role in the 2014 10 Year Housing & Homelessness Plan**

T. Moore states in the current Housing & Homelessness Plan, the following is stated in Goal #7:

*"Measure and report on progress, evaluate success, and invest in continuous improvement of the housing and homelessness system."*

T. Moore indicates the role of HAC as it relates to Goal #7 is identified in the following strategy:

*Strategy 7.1: The Housing Advisory Committee, a Committee of the City of Windsor Council, will be responsible for championing the implementation of the Plan and for evaluating and monitoring progress towards meeting the goals and strategies of the Plan.'*

T. Moore notes to date, the foregoing has been monitored through regular program updates to HAC quarterly, and through the Annual Report to the Community on the progress made under the 10 Year Housing & Homeless Plan.

Moved by Councillor McKenzie, seconded by A. Angelidis,  
That the update relating to HAC's role in the 2014 10 Year Housing & Homelessness Plan **BE RECEIVED.**  
Carried.

## 6.5 Overview – Legislated Five-Year Update of the 10 Year Housing & Homelessness Plan

J. Tanner reports the 10 Year Housing & Homelessness Plan is currently being updated. A Request for Proposal was released in 2018 to retain a consultant to undertake the review and the successful proponent was Vink Consulting. Throughout January to March 2019, there was extensive consultation to gain feedback from community partners, stakeholders, and persons with lived/living experience. The deadline to submit the Plan has been extended to December 31, 2019. The Plan will tentatively be presented to HAC this summer/early fall prior to the presentation to City/County Council for approval.

Moved by Councillor McKenzie, seconded by A. Angelidis,  
That the verbal update relating to the legislated five year update of the 10 Year Housing & Homelessness Plan **BE RECEIVED**.  
Carried.

## 6.6 National Housing Strategy

The document entitled “Canada’s first ever National Housing Strategy – A 10-year, \$40-billion plan to give more Canadians a place to call home” is distributed and **attached** as Appendix “B”.

T. Moore explains the National Housing Strategy has several initiatives including but not limited to:

- Affordable Housing Innovation Fund which includes funding for unique ideas and new building techniques that will reform the affordable housing sector;
- Rental Construction Financing which will include low-cost loans to encourage the construction of sustainable rental apartments across Canada;
- Federal Lands Initiative which will use surplus federal lands and buildings to create affordable, sustainable, accessible and socially inclusive developments;
- National Housing Co-Investment Fund – New Construction Stream and Repair and Renewal Stream.

The National Housing Co-Investment Fund has two streams; the New Construction Stream which is for new construction and the Housing Repair and Renewal Stream which is for the preservation and renewal of the existing community and affordable housing.

Moved by J. Zuk, seconded by Councillor McKenzie,  
That the update relating to the National Housing Strategy **BE RECEIVED**.

## 6.7 Provincial Updates – Budget 2019

T. Moore advises there are very few details available as they relate to the 2019 Provincial Budget at this time.

Leigh Vachon leaves the meeting at 10:57 o'clock a.m.

## 6.8 2019 HAC Workplan

The following suggestions are provided for the HAC 2019 Workplan:

- Central Housing Registry waiting lists
- Review of the secondary suites take-up in Windsor
- Status of the private real estate market
- Inclusionary zoning in Windsor/Essex County

## 7. Date of Next Meeting

The next meeting will be held on June 4, 2019 at 9:30 a.m. at a venue to be determined.

## 8 Adjournment

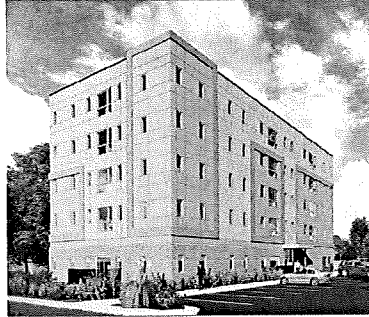
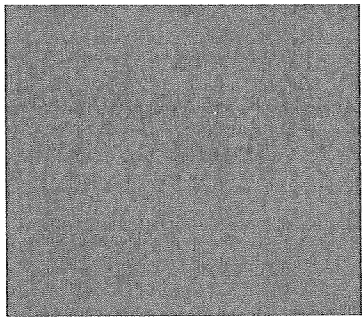
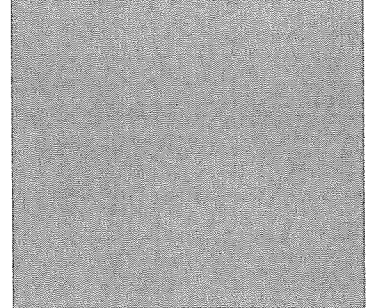
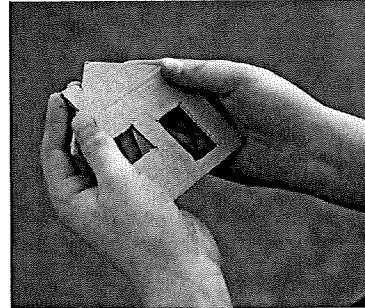
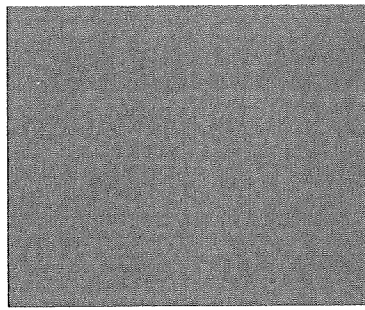
There being no further business, the meeting is adjourned at 11:06 a.m.

---

CHAIR

---

COMMITTEE COORDINATOR

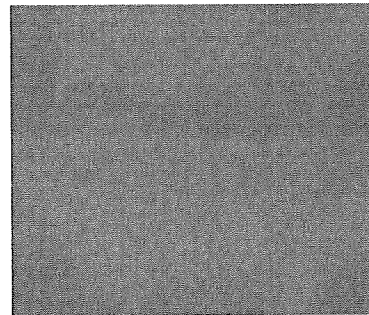
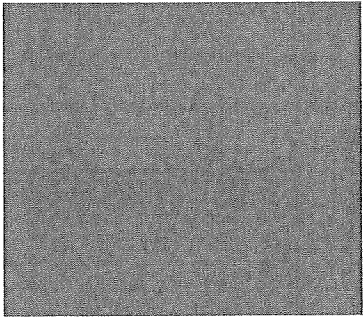


# 2018

## Windsor Essex

### Annual Report

TO THE COMMUNITY ON  
THE 10 YEAR HOUSING  
& HOMELESSNESS PLAN







## OUR COMMUNITIES 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.

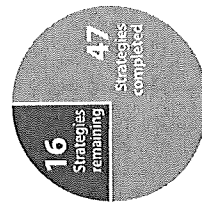
**5 years ago**, the community came together to lay the foundation for the 2014 Windsor Essex 10 year Housing and Homelessness Plan. The plan contained a vision, 7 goals and 63 ambitious strategies that were instrumental in changing how we offer supports and services, focused on enhancing collaboration and expanding housing stock. As we reflect on the progress over the past five years, Housing Services is pleased to announce that our community has completed, enhanced or is in the process to implement **47** of the 63 strategies.

Some of these highlights include the introduction of the housing first program, Windsor Essex Housing Connections, which has transformed the delivery of support services for our neighbours experiencing homelessness; new health funded supports have been provided in the Housing with Supports program; expansion of affordable housing units and the expansion of housing allowance programs. Through the support of our provincial partners, social housing providers have been able to complete much needed capital repairs that has improved the sustainability of these assets in our community. The Windsor Essex Community Housing Corporation (CHC) has undertaken a regeneration study of their stock, which will evolve over the coming years and will position the CHC to be ready for future housing investments.

**2018** was a year that presented our community with new challenges pertaining to a tightening rental market, increasing rental and home ownership costs, as well as the number of applicants on the social housing registry waitlist and the number of households experiencing homelessness and accessing emergency shelter has hit a record high. As we look forward to the next five years, Housing Services is committed to work with community partners, stakeholders and persons with lived/living experience to seek opportunities to continuously improve our services, take action and find solutions in order to ensure that our community achieves its vision.

### HOW ARE WE DOING?

We are pleased to report that **WE HAVE EXCEEDED** the original target and **47** strategies were completed, enhanced or were in process by December 31, 2018.



For a total of 63 strategies

## Goal #1: ACCESS

Provide simple, coordinated and consistent access to programs, services and supports that act on what is important to the person receiving supports.

### Strategies:

- Increased collaboration with the health sector and increased coordination of supports to assist persons to remain housed
- Housing Services staff participated at the Hotel Dieu Grace Healthcare Mental Health Roundtable
- Monthly discussions with the Mental Health Lead at the Erie St. Clair Local Health Integration Network (LHIN)
- Housing Services and Housing Support Services staff participate on the steering and working group for the Windsor Police Services Situation Table. Currently 38 agencies are working collaboratively to meet the tables mission which states:

*"The Situation Table will use a collaborative, risk driven holistic approach to community safety and well-being that is guided by evidence and focused on outcomes in order to effect positive changes in peoples lives."*  
(Windsor Essex Situation Table Progress Report)

### BUILT FOR ZERO CANADA

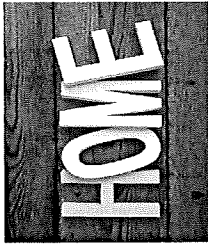
Is an ambitious national change effort helping a core group of leading communities end chronic homelessness - a first step on the path to eliminating all homelessness in Canada.

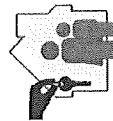
*Ending homelessness is possible and we will do whatever it takes to achieve our goal. BFCZ-CANADA the communities we support aim to kickstart and build a foundation for national reductions in chronic homelessness.*

### WINDSOR ESSEX BY-NAMES PRIORITIZED LIST (BNPL)

In May 2018, the Windsor Essex By-Names Prioritized List (BNPL) was implemented, with the support of the Canadian Alliance's 20,000 Homes Campaign. The BNPL uses a systems improvement approach to ending chronic homelessness, which is based in evidence and best practice. Traditionally supports and services were offered on a first-come first-serve basis; in contrast, the BNPL prioritizes persons and families based on level of need using a single, standardized process and a common triage tool which allows a variety of community stakeholders to support people experiencing homelessness in Windsor and Essex County.

- As of December 2018, 20 community agencies have entered into a Memorandum of Understanding to participate
- 20+ agencies and 200+ staff have received training on the use of the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) which is the common triage tool selected by the community as well as By-Names Prioritized List Processes





Total number of households who are actively experiencing chronic homelessness as of December 31, 2018

Overview and Highlights of the By-Names Prioritized List (BNPL)



Serving People Who Are Experiencing Homelessness  
This includes persons and families who are:

1. Unsheltered (sleeping outside, in a vehicle, etc.)
2. Emergency Sheltered
3. Temporarily Sheltered (couch surfing, motel, hospital, etc.)

Outreach, Service Coordination and Common Assessment

Agencies trained to identify and assess people who are experiencing homelessness, and are working with them to:

1. Divert from emergency shelter, when possible
2. Assess needs and make connections to landlords, supports and available housing
3. Continue to progressively engage with the person and help remove any barriers to secure and maintain housing

Windsor Essex By-Names Prioritized List (BNPL)

Once assessed, people are referred and added to the Windsor Essex By-Names Prioritized List; a real-time, up to date list of all people in Windsor Essex experiencing homelessness. The BNPL helps community agencies know every person experiencing homelessness by name, understand what their needs are, and based on this knowledge prioritizes eligible households to the most appropriate support and service.

Matching to Available Resources

The BNPL Community Table meets weekly and matches dedicated support and housing resources as they become available to eligible households that are prioritized to meet a person or family's depth of need. These resources can include case management, rent subsidies, affordable housing and more.

Active Chronic Homelessness Feb. to Dec. 2018

HOMELESSNESS INFLOW

387

Number of actively identified Households who RETURNED TO INFLUX from Inactive Status

68

Number of Households who RETURNED TO HOMELESSNESS from Housing

0

HOMELESSNESS OUTFLOW



Number of CHRONIC Move-ins

222

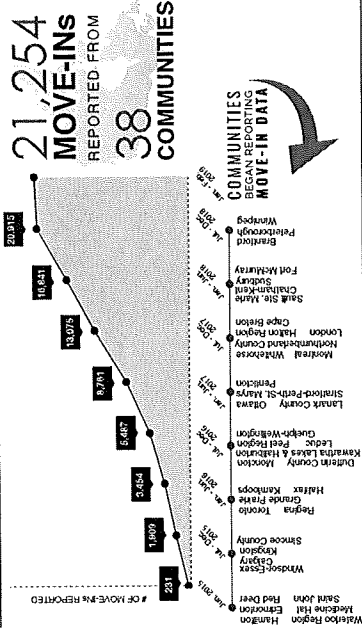
Number of Households who have moved to INACTIVE STATUS

65



20,000 HOMES FINAL MOVE-IN REPORT

Built for Zero Canada (BFZ-C) is an ambitious national change effort helping a core group of leading communities end chronic homelessness – a first step on the path to eliminating all homelessness in Canada. BFZ-C is building on the success of the 20,000 Homes Campaign after participating communities exceeded their goal by housing 21,254 people between June 2015 and February 2019.



TOTAL MOVE-INS INCLUDES THE NUMBER OF INDIVIDUALS EXPERIENCING CHRONIC, EPISODIC, AND/OR HIGH ACUITY HOMELESSNESS THAT MOVED INTO LONG-TERM HOUSING. SOME COMMUNITIES WERE ABLE TO PROVIDE A BREAKDOWN OF THEIR TOTAL MOVE-INS:

<b>9,751</b>	CHRONIC MOVE-IN	<b>3,980</b>	EPISODIC MOVE-IN	<b>8,289</b>	HIGH ACUITY MOVE-IN
<p>Chronic homelessness - those who have experienced 12 or more episodes of homelessness in the past year.</p> <p>Episodic homelessness - those who have experienced 3 or more episodes of homelessness in the past year.</p> <p>High Acuity - based on individuals score on the CoVulnerability Index, a high level of vulnerability.</p>					

CONTACT / MARIE MORRISON, CAMPAIGN DIRECTOR

marie@coeh.ca  
caeh.ca  
bitcanada.ca  
BuildingHomelessness  
@CAEHomelessness  
BCAEHomelessness

WINDSOR REPORTED MOVE-INS

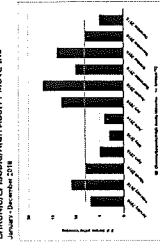
285



CHRONIC ACTIVE HOMELESS  
January - December 2018



CHRONIC EPISODIC/HIGH ACUITY MOVE-INS  
January - December 2018



CHRONIC MOVE-INS  
January - December 2018





Windsor-Essex Housing Connections: a Housing First Program

## Statistics January 1st - December 31st, 2018

Support was enhanced in 2018 due to an increase in staff.

## 269 people housed (since July 2015)

**Intensive Support** is for individuals and families who have experienced chronic homelessness and severe/persistent mental health and/or substance misuse.

**Housing Response** is for individuals and families who are experiencing homelessness and face additional barriers to stabilizing their housing including mental health, substance misuse and physical disabilities

**Service Coordination** is a service provided to individuals and families looking for information and resources on housing access and stability, usually due to struggles with poverty, family changes, recent job loss, or aging at home

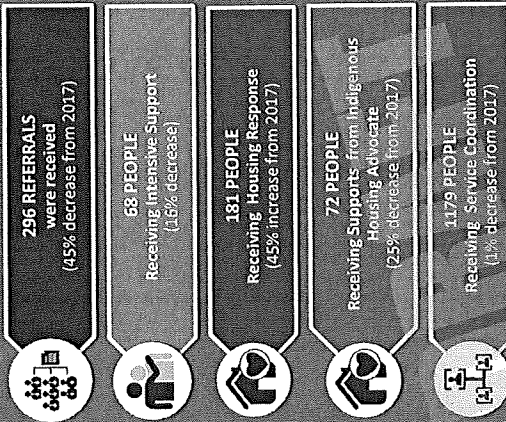
## Goal #2: PERSON CENTERED SUPPORTS

Have supports available when needed, to act on what is important to the person receiving services, to assist the person in succeeding in their preferred housing.

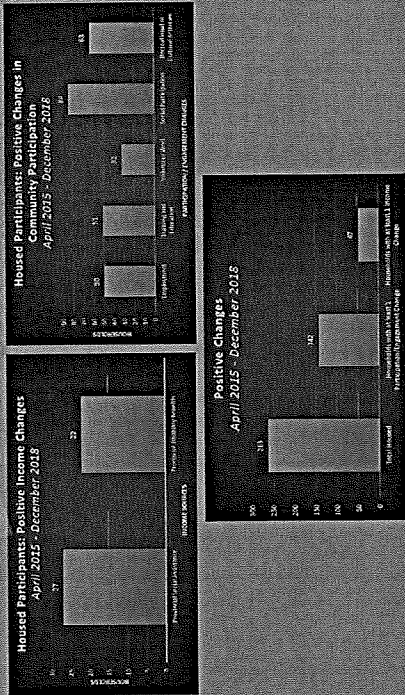
### Strategies:

- Staffing and support enhancements made to the Housing First Intensive support initiative (Windsor-Essex Housing Connections (WEHC) for individuals experiencing chronic homelessness and/or who have the highest needs.

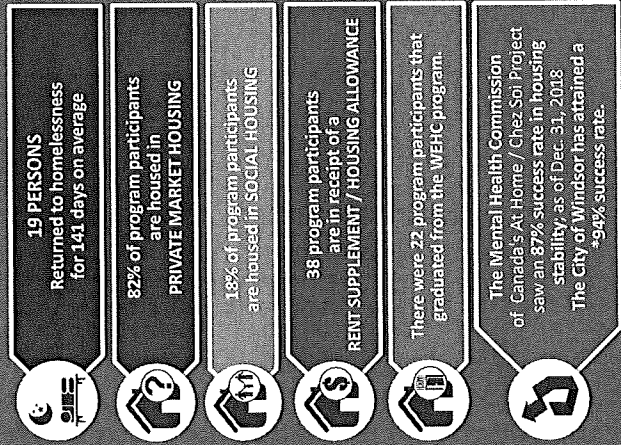
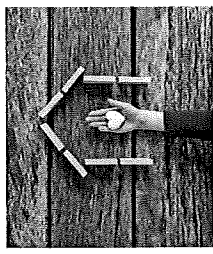
Windsor-Essex Housing Connections: a Housing First Program



\*These numbers above reflect aggregate active and closed files

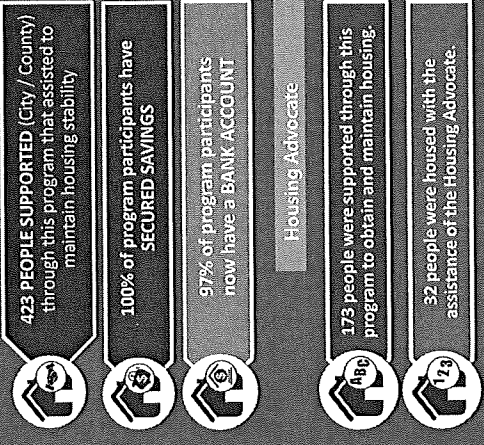


©2018 Windsor-Essex Housing Connections. All rights reserved. For more information, visit [www.housingfirstwindsor.ca](http://www.housingfirstwindsor.ca)



### Voluntary Trusteeship Program

The Trusteeship Program was created to assist people with managing their finances. Participation in the program is completely voluntary and at no charge to participants.



2.2 Program participants graduated from the program

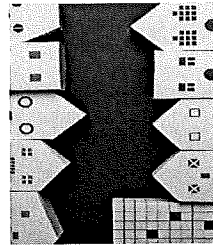
\*The 94% success rate reflects those on service and housed in 2018

88% Improved confidence managing finances

98% feel that the program helped them save money

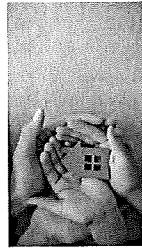
88% have reduced stress related to their finances

Works to provide seamless, person centered housing supports and services to residents.



### Strategy:

Increase use of shelter diversion to ensure interim housing policies are supporting housing stability and appropriate housing choices.

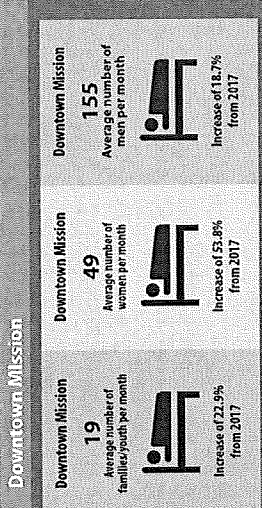
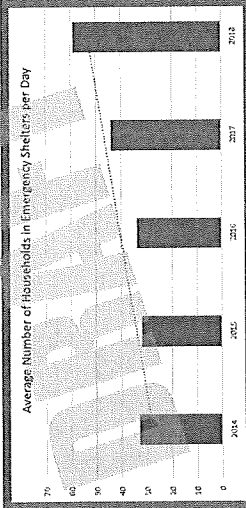
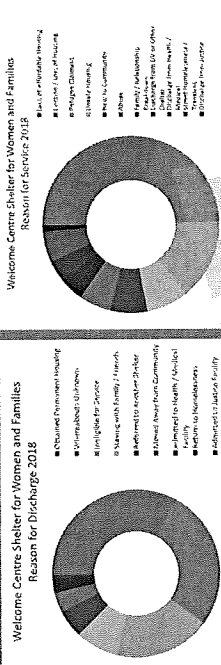
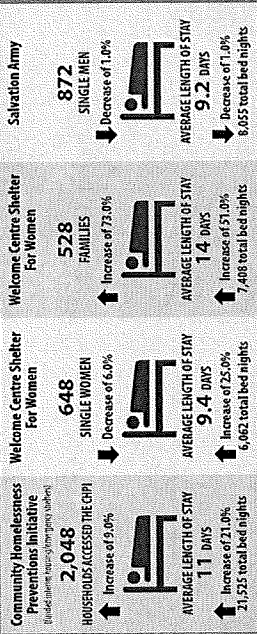


### In 2017 the Downtown Mission opened their 103 bed shelter for men, women, youth and families.

It is recognized that although the Downtown Mission is not funded through the Community Homelessness Prevention Initiative (CHPI) they are an important part of the homelessness service system. We are providing these numbers to the community to provide a comprehensive picture of homelessness in Windsor Essex.

### Goal #3: INTERIM HOUSING

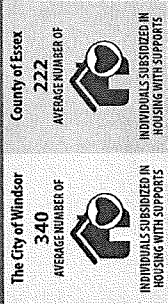
(formerly The Emergency Shelter Program)  
Have temporary housing, meant to bridge the gap between homelessness and permanent housing, available where appropriate and where needed.



\*The above data has been obtained from and used with the permission of the Downtown Mission.

### Goal #4: HOUSING LINKED WITH SUPPORTS

Have housing linked with a comprehensive and coordinated package of services and programs to assist a wide range of individuals with supports in maintaining their housing.



There are currently 10 subsidized Housing with Supports Homes in The City of Windsor and 12 subsidized Housing with Supports Homes in The County of Essex.

In 2018, City and County Councils approved an increase in the per diem subsidy rates paid to residents in Housing with Support Homes. In April 2018, the per diem rate went from \$51.19 to \$53.09 and in April 2019 the rate will increase again to \$55.00 per day.

### Goal #5: RENTAL HOUSING

Have a full range of rental housing that offers safe, accessible and quality accommodations.

#### Strategies:

##### Meadowbrook Rental Housing Capital Development

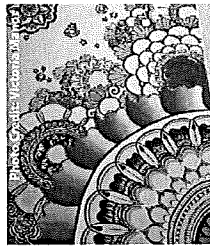
On July 23, 2018, City Council approved the first investment in affordable housing in 30 years by authorizing Windsor Essex Community Housing Corporation (CHC) to proceed with the building of a new mixed income, multi-residential community in East Windsor (Meadowbrook Development). City Council's investment in the Meadowbrook development leveraged additional Federal and Provincial funding dollars that increased the scope of the project representing a collaboration between all three levels of government and is anticipated to be complete by December 31, 2020.

The Meadowbrook Development meets passive house standard design and is a mixed income build that will create 145 new affordable housing units for the community as well as strengthen community supports through partnerships with Hiatus House and Community Living Windsor.

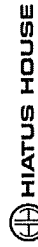
##### Social Housing Apartment Improvement Program (SHAIPI)

On March 23, 2018, the Ministry provided the City of Windsor with a confirmed allocation of \$4,707,113 for SHAIPI Year 1 based on the carbon market proceeds that took place during the fiscal year 2017-2018. Eligible work under SHAIPI included renovations and retrofits (heating and/or cooling systems, insulation, windows, doors and lighting systems, etc.) that would provide reductions in greenhouse emissions in social housing apartment buildings.

Through the municipal procurement purchasing process, Windsor Essex Community Housing Corporation (CHC) demonstrated compliance with the SHAIPI program guidelines and was awarded the funding allocation to conduct energy retrofit projects within the prescribed program timelines at Raymond Desmarais Manor.



The City of Windsor was one of 4 pilot communities under the Survivors of Domestic Violence Portable Housing Benefit which concluded in 2018. The adjacent infographic depicts highlights from the evaluation:



**Portable Housing Benefit – Special Priority Policy (PHB-SPP)**

The province's objectives for the PHB-SPP are as follows:

- To provide households who qualify for the SPP category with housing support.
- To decrease wait times for housing assistance.
- To expand housing choice for households who are eligible for the SPP category.

**23 households remained in receipt of the PHB-SPP at December 31, 2018.**  
(Average Subsidy \$583.46 per month, per household)

**SURVIVORS OF DOMESTIC VIOLENCE - PORTABLE HOUSING BENEFIT PILOT EVALUATION**

**Overview**  
In September 2018, the Ministry of Municipal Affairs and Housing launched the Survivors of Domestic Violence - Portable Housing Benefit Pilot in 22 of the 47 Greater Metropolitan Councils. The pilot evaluation assesses the impact of the program on the households, survivors, Service Manager involvement and delivery of program, and the effectiveness of the program.

**1000+** households were assisted

**\$8.27M** invested

**\$529.10** housing subsidy per month per unit

**2.4** additional units per month per unit

**Service Manager involvement in the PHB-SPP**  
Service Manager involvement in the PHB-SPP was high, with 85% of Service Managers reporting that they were involved in the program. This involvement was primarily in the areas of case management, support, and advocacy.

**93%** of households would recommend the program to a friend or family member

**82%** of households would recommend the program to a friend or family member

**85%** of households reported that they were able to find housing within 30 days

**78%** of households reported that they were able to find housing within 30 days

**71%** of households reported that they were able to find housing within 30 days

**71%** of households reported that they were able to find housing within 30 days

**90%** of households reported that they were able to find housing within 30 days

**90%** of households reported that they were able to find housing within 30 days

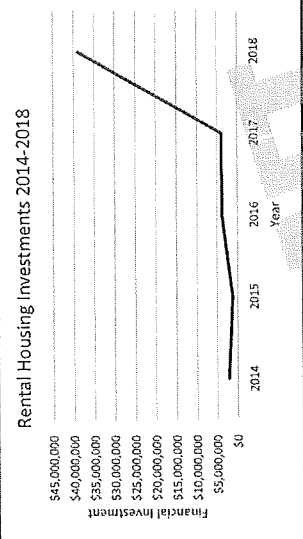
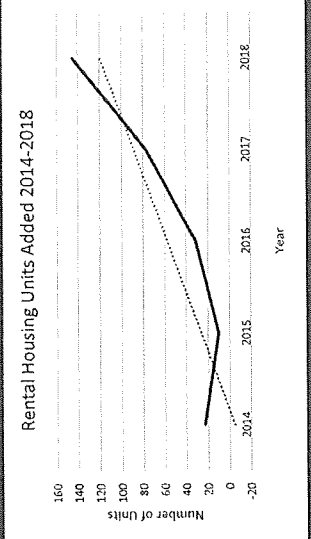
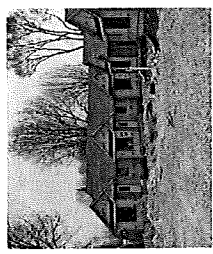
**93%** of households reported that they were able to find housing within 30 days

**93%** of households reported that they were able to find housing within 30 days

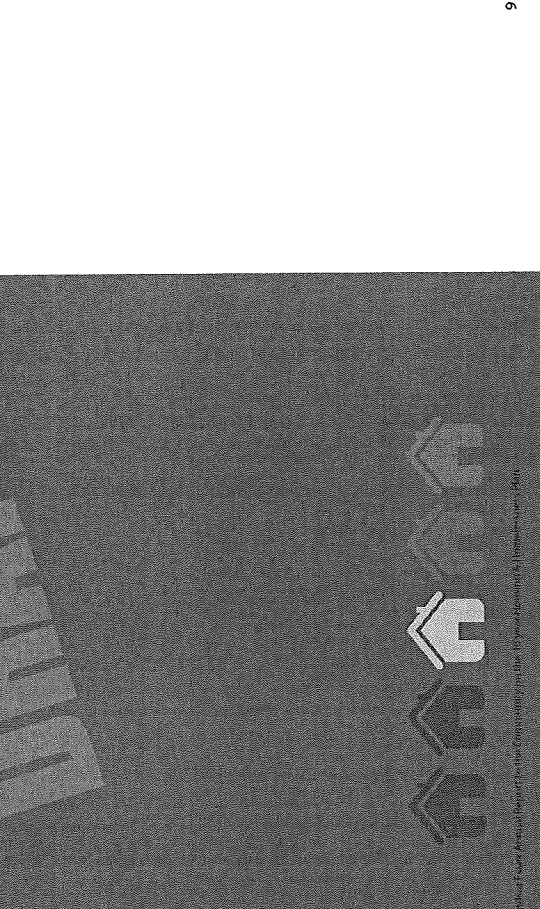
**90%** of households reported that they were able to find housing within 30 days

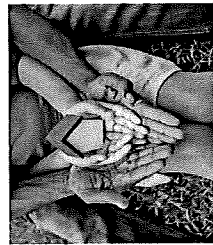
**90%** of households reported that they were able to find housing within 30 days

**RENTAL HOUSING UNITS AND INVESTMENTS**



**RENT SUBSIDY UNITS AND INVESTMENTS**





## Goal #6: OWNERSHIP HOUSING

Have a full range of ownership housing that offers safe, accessible and quality accommodations.

**Strategies:** 19 Homeownership/Downpayment Assistance Program (16 City / 3 County)

**Homeowner Testimony:**

*"Thank you - I am very excited."*

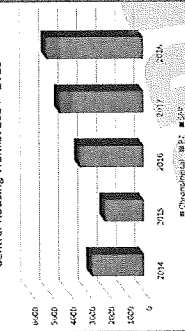
**13** Ontario Renovates for Homeowners (10 City / 3 County)

Top repairs funded under Ontario Renovates: roofs, accessibility modifications i.e., porches, bathroom modifications.

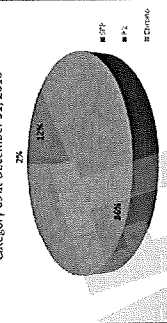
Average loan amount \$22,408

## CENTRAL HOUSING REGISTRY WAITLIST

Central Housing Waitlist 2014 - 2018



Total Number of Eligible Households by Applicant Category as at December 31, 2018



TOTAL ELIGIBLE APPLICANTS ON THE CENTRAL HOUSING REGISTRY PERCENTAGE CHANGE YEAR OVER YEAR



**5,099**

TOTAL NUMBER OF ELIGIBLE APPLICANTS ON THE CENTRAL HOUSING REGISTRY WAITLIST FOR SOCIAL AND AFFORDABLE HOUSING AS OF DECEMBER 31, 2018.

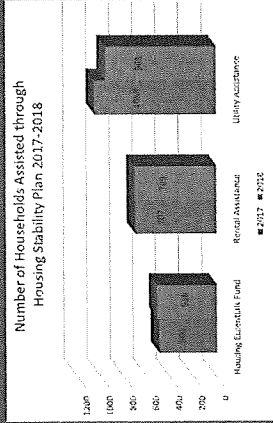
**424**

TOTAL NUMBER OF APPLICANTS HOUSED AS OF DECEMBER 31, 2018

## HOUSING STABILITY PLAN (HSP):

The Housing Stability Plan assists qualifying households to obtain and retain housing with the following:

- Housing Essentials Fund
- Rental Assistance
- Utility Assistance



230% Went from homelessness to housed.

77% Were able to maintain their housing.

709 Of the 709 Households that received Rent Assistance.

\$662 Average per household, Utility Assistance was provided.

2,188 Total households served through HSP funded programs in 2018.

3.0% Decrease from 2017

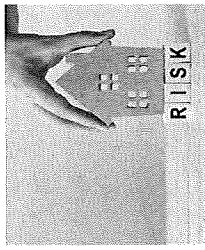
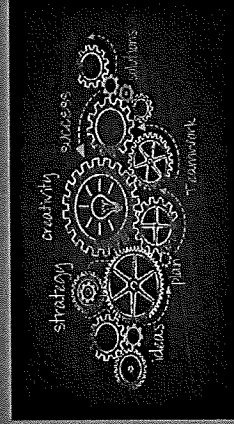


## Goal #7: MONITORING, REPORTING AND EVALUATION

Under the leadership of the Housing Advisory Committee, measure and report on progress, evaluate success and invest in continuous improvement of the housing and homelessness system.

### Strategies:

- Report to the Housing Advisory Committee (HAC) quarterly on the progress and outcomes of the 10 Year Housing and Homelessness Plan and other affiliated programs



### HOMELESSNESS PARTNERING STRATEGY (HPS):

#### *Province of Ontario's Homeless Enumeration*

In 2017, the Province of Ontario became the first province to require communities to enumerate homelessness locally, using consistent approaches and standards. As a result, the Province of Ontario and the Federal Government through the Homelessness Partnering Strategy (HPS) worked in collaboration to harmonize enumeration activities through the Province of Ontario. The methods adopted by the Province are consistent with the methods allowable by HPS.

In May 2017 Employment and Social Development Canada, released Applications for Funding relating to the second nationally coordinated Homelessness Partnering Strategy (HPS) PIT Count. The City was advised in December 2017 that the application had been approved and the City was eligible to receive \$51,000 to plan and conduct the PIT Count (CR# M451-2015).

Between April 16 - 18th, 2018 Windsor, Essex was pleased to participate in Ontario's homeless enumeration, the first province wide count of its kind in Canada, which is coordinated with the Government of Canada's Point in Time Count in collaboration with the Canadian Alliance to End Homelessness' 20K Homes Campaign Registry Week.

This initiative was led by The City of Windsor in partnership with the Homeless Coalition of Windsor Essex County.

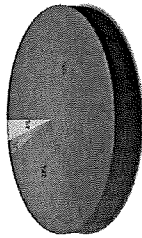
The PIT Count was held over three shifts within a 24 hour period between April 17 (3-7pm and 8-11 pm) and April 18 (6-9am), 2018. Activities included a street count and location based surveying events including but not limited to emergency shelters, transitional housing and an Indigenous magnet event hosted by Indigenous service providers. Over 200 volunteers and team leads participated in the various enumeration activities. Street based survey locations were chosen where existing data indicated that it was likely that people experiencing homelessness would be encountered and also areas that were randomly selected throughout Windsor Essex where it was expected that no people experiencing homelessness would be encountered. Over the course of the three shifts, all 51 of the identified outdoor areas were surveyed. Teams were provided a map with clear instructions on the route to take and were instructed to cover all public spaces within their area and to avoid trespassing on private property.

**IN 2016,**  
32 COMMUNITIES,  
INCLUDING WINDSOR  
ESSEX, PARTICIPATED IN  
THE FIRST COORDINATED  
PIT COUNT OF  
HOMELESSNESS IN  
CANADA.

## On any given night 197 people experience homelessness in Windsor & Essex County

- Approximately 950 people engaged were "screened out" due to having a permanent residence at the time of the count.

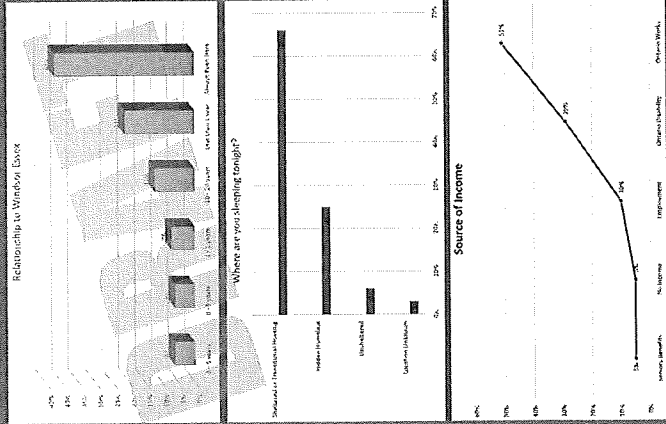
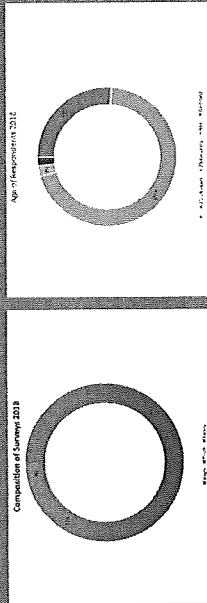
### Gender



## HOMELESSNESS PARTNERING STRATEGY (HPS) Province of Ontario's Homeless Enumeration - continued

The Indigenous community held an Indigenous magnet event over 24 hours between April 17th & 18th 2018 at Can Am Indian Friendship Centres office located at 3905 Tecumseh Rd. E. This was a culturally specific event to encourage people that are Indigenous and experiencing homelessness to come and engage in cultural activities, foods and celebrations. This event provided a valuable survey location for the community.

The Registry Week activities occurred throughout the week of April 16th at 16 organizations that serve people who may be experiencing homelessness. The purpose of these location based surveys is to capture those persons who may be relying on couch surfing or are in other forms of hidden homelessness. For all of the different survey locations, teams were asked to engage with all persons encountered to determine his / her housing status.



## OVERVIEW OF HOMELESSNESS IN WINDSOR ESSEX

	Singles (without Dependents)	Families (at least one head of household and one or more children under 18)	Youth (24 years or younger)
<b>Number**</b>	129	8 households with 19 dependents	51
Percentage Chronically Homeless	50%	13%	51%
Percentage Episodically Homeless	24%	0%	35%
Percentage Reporting a Mental Health Condition	26%	0%	16%
Percentage Reporting a Chronic Health Condition	39%	22%	55%
Percentage Reporting Being Attacked or Victims of Violence Since Becoming Homeless	33%	11%	22%
Percentage Reporting Being Attacked or Victims of Violence Since Becoming Homeless	29%	0%	30%

\*\* In addition to the survey respondents identified above, there was an additional 19 people that did not provide their age and are therefore not included in the above numbers.

## Overview of Homelessness in Windsor Essex - Mapping



**172** The Landlord Developers were able to secure 172 units for the period April - December 2018

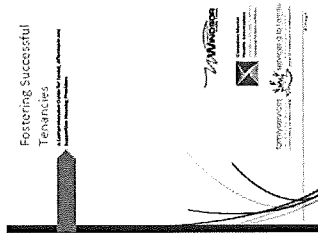
**29** Welcome baskets were distributed to participants in the Windsor Essex Housing Connections program. These baskets contain various household items selected by the participants.

## HOMELESS COALITION STRATEGIC PLAN

HPS Community Plan Update 2018 - 2019 was completed in partnership with the Community Advisory Board to reflect funding commitments through the Homelessness Partnering Strategy and current profile of homelessness services and supports offered throughout Windsor Essex. *Innovation, Evidence and Capacity Building*

**Windsor** was 1 of 61 communities across the country to participate in Everyone Counts 2018: The Homelessness Partnering Strategy Coordinated Point-in-Time (PIT) Count of Homelessness, between March and April, 2018.

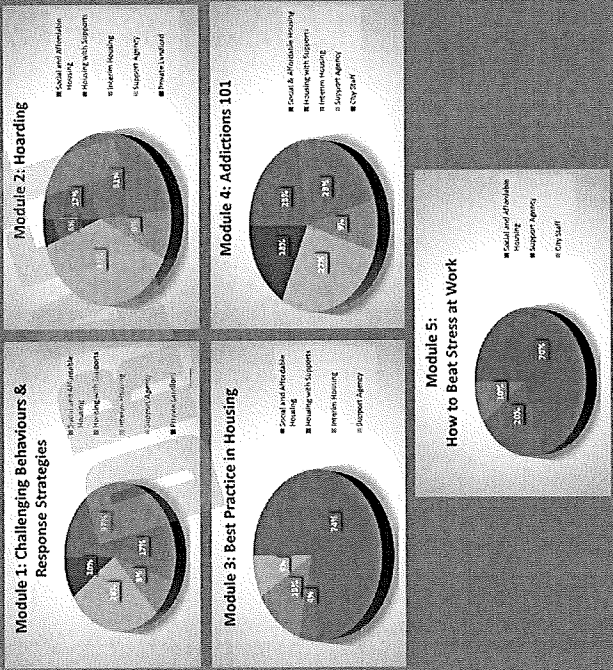




### The 5 module series includes:

1. Challenging Behaviours & Response Strategies
2. Addictions 101
3. Best Practices in Housing
4. Hoarding
5. How to Beat Stress at Work

Charts represented % of participants attended training by sector.



### Innovation, Evidence and Capacity Building

The Best (Practice) Way to End and Prevent Chronic Homelessness in Windsor Essex was a project funded by the Ontario Ministry of Municipal Affairs and Housing's Innovation, Evidence and Capacity (IEC) Building Fund. The project led by the City of Windsor in collaboration with Family Services Windsor-Essex and Canadian Mental Health Association Windsor Essex County. The purpose of the project is to increase the capacity in the housing sector, which will help to reduce and prevent individuals and families from experiencing and/or returning to homelessness by creating new systems to support and prioritize people seeking and requiring service.

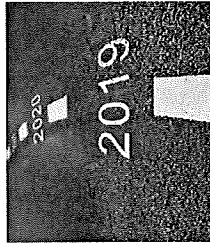
The resource toolkit was created as a component of the project supporting social, affordable and supportive housing providers, to assist in building their capacity and to foster successful tenancies in a proactive manner that are based on best and emerging practices.

In addition, a professional development series named, Approaches for Managing Challenging Tenancies was created for social affordable and supportive housing providers and front line staff. Each module was created as a training enhancement to the toolkit to provide strategies, tips and resources to help turn challenging tenancies into successful ones.



RentSmart Supports Successful Tenancies

DRAFT



## LOOKING AHEAD ... COMING IN 2019

- Legislated Five Year Review of the Windsor-Essex 10 year Housing and Homelessness Master Plan
- Emergency Shelter Review
- Implementation of new Provincial Programs under the Community Housing Renewal Strategy including but not limited to: Canada-Ontario Community Housing Initiative and Ontario Priorities Housing Initiative
- Implementation of the National Housing Strategy and its related programs
- Implementation of Reaching Home: Canada's Homelessness Strategy
- Implementation of HIFIS 4.0
- Planning for 2020 Enumeration

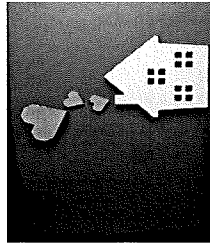
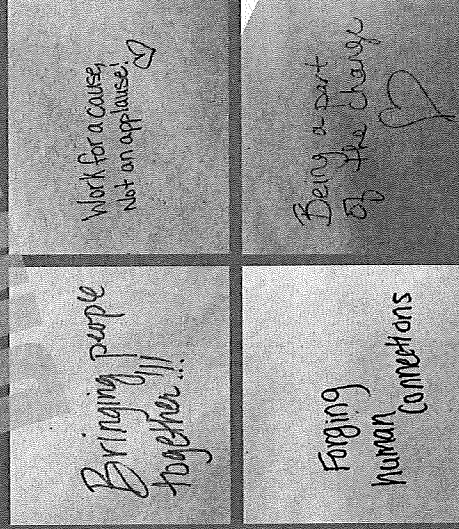
# Thank You

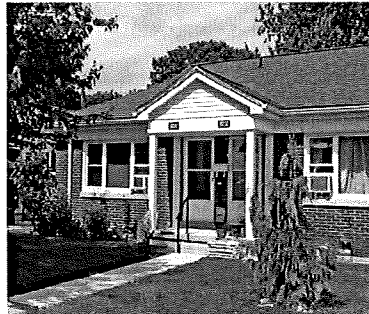
2018, marks the end of a chapter. As we reflected on the past 5 years, collaboration and community partnerships were prevalent and a common theme to attain the progress achieved under the original plan. Together, we have fostered relationships that have contributed to the betterment of our neighbours and those we mutually support.

During the first quarter in 2019 the community came together to discuss the legislated 5 year Review of the 10 Year Housing and Homelessness Master Plan with renewed goals and strategies that reflect where we were as a community, where we are currently, and where we want to go over the next 5 – 10 years.



*"Alone, we can do so little, together, we can do so much"*





The City of Windsor is the consolidated service manager for housing and homelessness programs for the City of Windsor and County of Essex. You can contact us and learn more about our programs and services at:

**HOUSING AND CHILDREN'S SERVICES**  
400 City Hall Sq. E. PO Box 428 Station "A"  
Windsor ON N9A 6L7  
519-255-5200 ext 6240  
[www.citywindsor.ca/residents/housing](http://www.citywindsor.ca/residents/housing)

**HOUSING PROGRAMS**

- Affordable Rental Housing Capital Funding
  - Ontario Renovates
  - Home Ownership Downpayment Assistance
- 519-255-5200 ext 6240  
[sshousing@citywindsor.ca](mailto:sshousing@citywindsor.ca)

**CENTRAL HOUSING REGISTRY**

Rent-Geared-to-Income (RGI) Applications  
2470 Dougall Ave.  
519-254-6994  
[www.chrwec.com](http://www.chrwec.com)

**HOMELESSNESS SERVICES**

For information about homelessness services please visit:  
[www.citywindsor.ca/residents/housing](http://www.citywindsor.ca/residents/housing)

## **Summary: Community Housing Renewal Strategy**

Ontario's Community Housing Renewal Strategy is focused on affordable housing for low-income households and the non-profit, co-operative and municipal housing sector. Our strategy will help sustain, repair and grow our community housing system, making it work better for the people it serves.

The Ontario government is developing a detailed action plan to increase the supply of market housing. The **Housing Supply Action Plan** is a result of an online consultation to gather ideas on creating more affordable and good-quality places to live. Over 85% of the more than 2,000 submissions received through the consultation came from the general public. More than half said their top criteria when looking for a home were affordability, followed by transit, schools and services located nearby.

**Community Housing:** refers to non-profit housing corporations, co-operatives, municipal governments, social housing, and affordable housing.

## **Community Housing Renewal Strategy**

### **Outcomes and key priorities:**

Community Housing Renewal Strategy will focus on:

- repairing and increasing the supply and mix of well-maintained housing that meets people's needs
- providing opportunity for people to live in housing that meets their needs and supporting them to participate in the economy and their community
- increasing efficiency in the system by removing red-tape, improving coordination and helping providers offer sustainable housing

A multi-year strategy, starting with these priority actions over the next few months:

- implement flexible new programs that can respond to different needs across Ontario's diverse communities and can leverage federal funding under the National Housing Strategy
- create safer communities
- improve waiting lists and help those most in need
- simplify rent-geared-to-income rules
- create incentives for community housing providers to continue to provide housing and become more sustainable.

Over time, we will explore additional steps to:

- transform the waiting list into a more effective access system
  - improve tenants' economic self-sufficiency and support tenant transitions out of community housing where appropriate.
- 

Two new programs will be launched in 2019-20:

### **Canada-Ontario Community Housing Initiative:**

Will provide funding to Service Managers to replace the federal Social Housing Agreement funding that expires each year, beginning April 2019. This funding can be used by Service Managers to repair, regenerate and expand community housing and to protect affordability support for tenants. It can also be used to support community housing providers whose original program arrangements are expiring and help them to become more sustainable. Service Managers will be required to give priority to Indigenous housing providers under the Urban Native Housing program. In addition, funding will be available to support other legacy social housing providers who have received Social Housing Agreement funding through provincial ministries, such as some supportive housing providers.

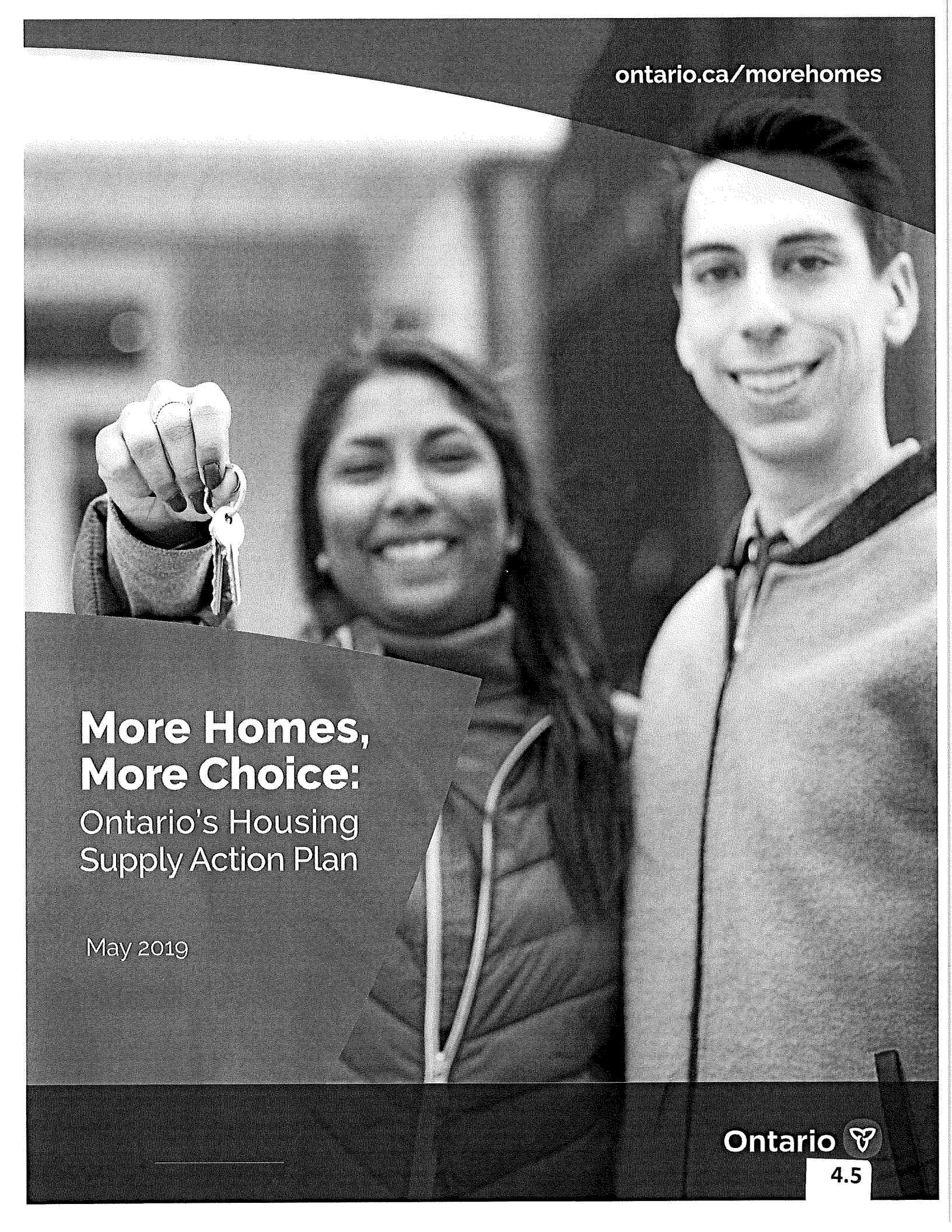
### **The Ontario Priorities Housing Initiative:**

Will provide flexible funding to all 47 Service Managers and the two Indigenous Program Administrators to address local priorities in the areas of housing supply and affordability, including new affordable rental construction, community housing repair, rental assistance, tenant supports and affordable homeownership.

\*\*\*Under the Ontario Priorities Housing Initiative, housing providers can dedicate a percentage of spending for supports that will keep people housed and prevent homelessness.

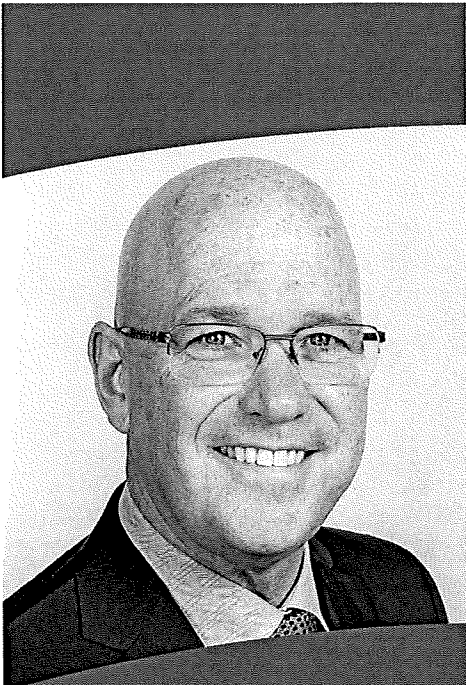
### **Additional Initiatives/Regulatory Changes:**

- Creating safer communities
- Improving waiting lists and helping those most in need
- Simplifying rent-geared-to-income rules



**More Homes,  
More Choice:**  
Ontario's Housing  
Supply Action Plan

May 2019



## Steve Clark

Minister of  
Municipal Affairs  
and Housing

# Minister's Message

Every town, city and community in Ontario is unique. But no matter where you go, one thing is the same – people are looking for housing that meets their needs and their budget.

Young families are searching for their first home, close to schools, where they can build a life and raise children. Seniors are thinking about down-sizing and want homes that meet their needs as they age, staying in neighbourhoods they love. College and university students need a place to live close to school while they study. So many people want to live where they can commute to their jobs easily, and get home to family and friends faster, so that they can enjoy their down-time.

Everyone is looking for something different, and each person has a budget. The cost of buying a home is becoming out of reach for many and affordable rentals are too hard to find. Plus, the cost of housing is hurting Ontario's economy, making it harder to attract investment and create jobs.

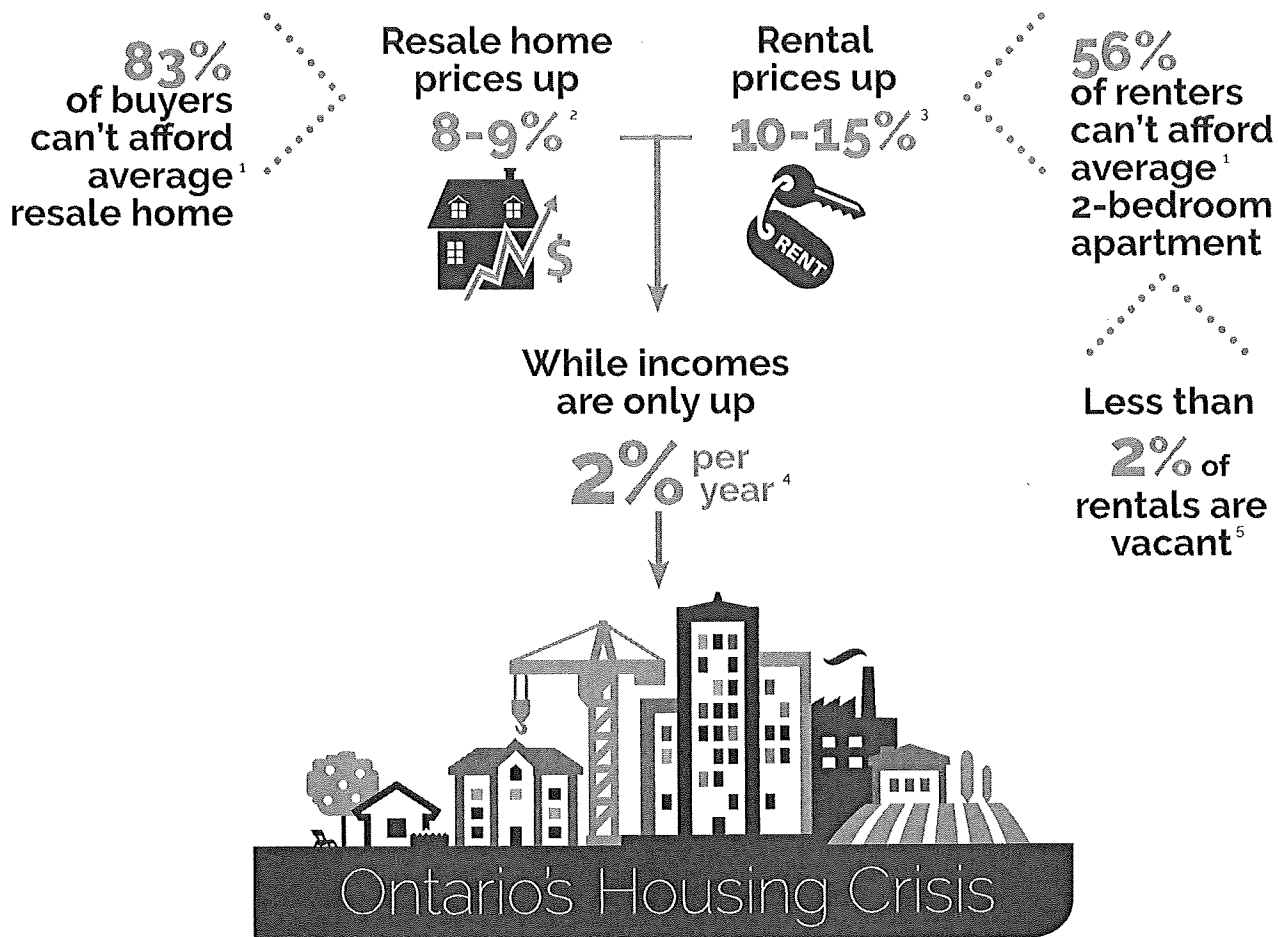
Ontario needs more housing, and we need it now. It's time for our government to take action.

We must build smart and we must be flexible. Housing must be built in the right places, so we can maintain Ontario's vibrant agricultural sector and employment lands, protect sensitive areas like the Greenbelt and preserve cultural heritage. Every community should build in response to local interests and demand, building a mix of housing to accommodate diverse needs.

Government cannot address the housing crisis on its own. We can make it easier for municipalities, non-profits and private firms to build housing. We can help to boost supply and give people more choice.

**More Homes, More Choice** outlines our government's plan to tackle Ontario's housing crisis and encourages our partners to do their part by starting now, to build more housing that meets the needs of people in every part of Ontario.

# Home prices and rents in many large and mid-sized cities, have risen faster than incomes.



Less than **7%** of new housing built in the past 20 years was intended for rentals

**10** years to build apartments in the GTA

It takes **2+ years** for site plan approvals for new buildings and major renovations

## Lengthy approvals and high costs have slowed down the building of new housing and rentals.

Sources: based on data from Statistics Canada, Canadian Real Estate Association, PadMapper, Canada Mortgage and Housing Corporation, RESCON: Streamlining the Development and Building Approvals Process in Ontario, July 2018 and BILD: Build for Growth in Toronto. 1. Estimates based on Statistics Canada (household incomes), Bank of Canada (mortgage rate), Canada Mortgage and Housing Corporation (apartment rents and mortgage insurance rate) and Canadian Real Estate Association (resale home prices). 2. Ontario and the Greater Toronto Area on average 2014-18. 3. Asking (median) rents for two-bedroom apartments as of February 2019. 4. After-tax (median) household incomes 2008-17. 5. Canada Mortgage and Housing Corporation 2018 Rental Market Survey





# Ontario's Housing Crisis

This infographic details the realities of Ontario's housing crisis. But how did we get here? To start, building housing takes too long and costs too much. There is red tape, unexpected changes and government fees that add years of paperwork and can also contribute tens of thousands of dollars to the cost of an average home. These layers of regulation and "not-in-my-backyard" attitudes make it hard to build different kinds of homes – the townhomes, mid-rises and family-sized apartments that the people need. Meanwhile, rents skyrocket because it is difficult and costly to build new rentals and to be a landlord.

The Province doesn't build housing, but we can cut red tape to create conditions that make it easier to build housing and introduce policies that encourage densification. We can also make the most of infrastructure investments and encourage more density around major transit stations. We can do all these things while maintaining important protections for existing residents of stable communities, a vibrant agricultural sector, employment lands, the Greenbelt, our cultural heritage and the environment.

## VISION

All Ontarians can find a home that meets their needs and their budget.

## Our plan will:

Cut red tape to make it easier to build the right types of housing in the right places.

Make housing more affordable.

Help taxpayers keep more of their hard-earned dollars.



Housing innovation isn't just about new designs and materials, it's about creative partnerships too. By working together, non-profits, co-ops and the private sector can help solve Ontario's housing crisis.

# Housing For All Ontarians

When individuals find a home, they are healthier and more productive. This benefits not only the individual, but also the province, as each person has the opportunity to contribute to our economy.

More housing that meets people's needs and budgets boosts Ontario's economy by helping us keep jobs and support job creation. Businesses – from manufacturers to high tech firms – need employees, and those employees need affordable places to live. By making housing more affordable, businesses large and small will invest in Ontario again.

**More Homes, More Choice** is about unlocking the development of all kinds of housing. From ownership to rental housing, whether built by private developers or non-profits, our action plan will help give people more choice and help bring costs down.

This plan is complemented by our **Community Housing Renewal Strategy**, which helps people with low and moderate incomes who can't afford today's high rents to find affordable housing. It will transform a fragmented and inefficient system into one that is more streamlined, sustainable and ready to help people who need it most. It also includes early steps to improve community housing across the province:

- Helping tenants become economically self-sufficient;
- Making it easier to predict and calculate rent;
- Shortening waiting lists;
- Helping people in greatest need; and
- Making community housing safer.

We will work with municipalities and non-profits to sustain, repair and grow our community housing system.

Together, these plans respond to the diverse housing needs of all Ontarians.

# What We Heard

We asked the people of Ontario to share their ideas on how to build more housing and make housing more affordable. We received **more than 2,000 submissions**.

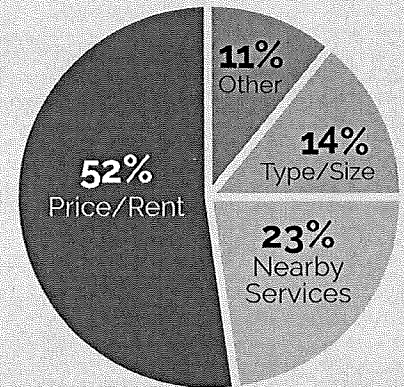
Over 85 per cent of the submissions came from the public and more than half said affordability was their top criteria when looking for a home, followed by having transit, schools and services nearby.

As well as the online consultation, we held dozens of meetings with stakeholders from across the province and hosted a forum with more than 200 experts to discuss innovation.

While we heard loud and clear that finding a home is important, Ontarians said that we must protect our environmentally sensitive areas, including the Greenbelt, cultural heritage assets and key employment and agricultural lands.

We heard that the government should focus development in areas with existing services, transit and infrastructure.

Ontarians' priorities when looking for a home



Source: Ontario housing supply consultation, 2019

We heard that housing rules need to be easier to understand, for example when homeowners want to build and rent out a basement apartment. As we act to help build more rentals, we heard that protecting tenants from unlawful evictions and making sure buildings are well maintained were top priorities.

**More Homes, More Choice** proposes a range of solutions – early steps and longer-term approaches – to address Ontario's housing crisis. There is no quick fix for such a complex and wide-ranging issue as housing and our plan lays the foundation for the future.



"We are not touching the Greenbelt. We will protect it and all its beauty."

– Premier Ford (Twitter, December 7, 2018)

## Housing Supply: Ontario's Five-Point Plan

- 1. Speed:** Red tape and paperwork can add years to a construction project. We will maintain Ontario's strong environmental protections, while making the development approvals process faster.
- 2. Cost:** Layers of permits, government approvals and charges by municipalities add to the cost of building new homes. We will make costs more predictable, to encourage developers to build more housing.
- 3. Mix:** We'll make it easier to build different types of housing – from detached houses and townhomes to mid-rise rental apartments, second units and family-sized condos. We need a variety.
- 4. Rent:** There are more people looking for homes than there are places to rent. We will protect tenants and make it easier to build rental housing.
- 5. Innovation:** This means everything from new housing designs and materials to creative approaches to home-ownership and more. We'll encourage more innovation and creativity in Ontario's housing sector and make sure government isn't standing in the way.

# What We Have Already Done

We inherited Ontario's housing crisis, and we are taking action to fix it.

## Skilled Workforce To Build Ontario's Homes

For the people of Ontario, we need to build more housing and build it faster, which means home builders need construction tradespeople, including carpenters, plumbers and electricians. Our plan to build a skilled workforce,<sup>1</sup> including reforming apprenticeships and supporting the skilled trades, will help more people learn these critical skills and get these great jobs.

the government owns, and wastes millions of taxpayer dollars every year to maintain, to build more homes, long-term care facilities and affordable housing.

## More Choice For Renters

Rent control made finding a rental unit harder for renters and discouraged landlords and developers from creating more apartments. We've exempted new rental units from rent control to encourage new rental construction so that there can be more choice for tenants. An increase in supply should help bring rents down.

## Cost-effective Building

Wood is a renewable resource as well as an innovative, cost-effective and modern building material that supports 150,000 jobs in Ontario's forestry sector. In our Made-in-Ontario Environment Plan we committed to increase the use of timber in the home building industry, and this includes training architects, engineers and skilled trades to work with wood and encouraging mass timber demonstration projects.



Spending too much time in your car? We can cut commute times by building more mid-rise housing in existing neighbourhoods, close to work, school and services.



In the last six months we've freed up land to build new housing in communities across Ontario – from London to Quinte to Hornepayne.

## Land To Build Ontario's Homes

We will sell the hundreds of unused properties across the province that

<sup>1</sup> In fall 2018, the government introduced the Making Ontario Open for Business Act, 2018, which reduced journey-person-to-apprenticeship ratios where they apply, placed a moratorium on trade classifications and reclassifications, and enabled the winddown of the Ontario College of Trades. The government's vision for a modernized, client-focused apprenticeship and skilled trades system will be implemented through the following initiatives:

- Establishing a new governance framework through proposed new legislation to replace the Ontario College of Trades and Apprenticeship Act, 2009;
- Encouraging employer participation in the apprenticeship system through a new financial incentive program to support employers to come together and train apprentices;
- Modernizing service delivery in apprenticeship by developing a new client-facing digital system, including a one-window digital portal for apprentices; and
- Promoting apprenticeship and the skilled trades as a pathway choice for all students from kindergarten to Grade 12.

2019 Ontario Budget: Reforming Apprenticeships and Supporting the Skilled Trades.  
<http://budget.ontario.ca/2019/chapter-1d.html#s-10>

## Investing In Infrastructure

Our action plan to boost the supply of housing means Ontario will need more infrastructure, in good repair. Our ten-year, \$30 billion cost-shared federal, provincial and municipal infrastructure program will help ensure Ontario has the roads and bridges, transit, green infrastructure, and community, culture and recreation facilities needed.

## Improving Transportation Networks

The Province has also invested in transit across the province – including improved service for transit users and commuters as well as the reveal of our government's transit vision. We're also making it easier to transform commuter parking lots at transit stations into places with homes and businesses. We have already revealed plans for transit-oriented development at Mimico and Woodbine, and this is just the start.

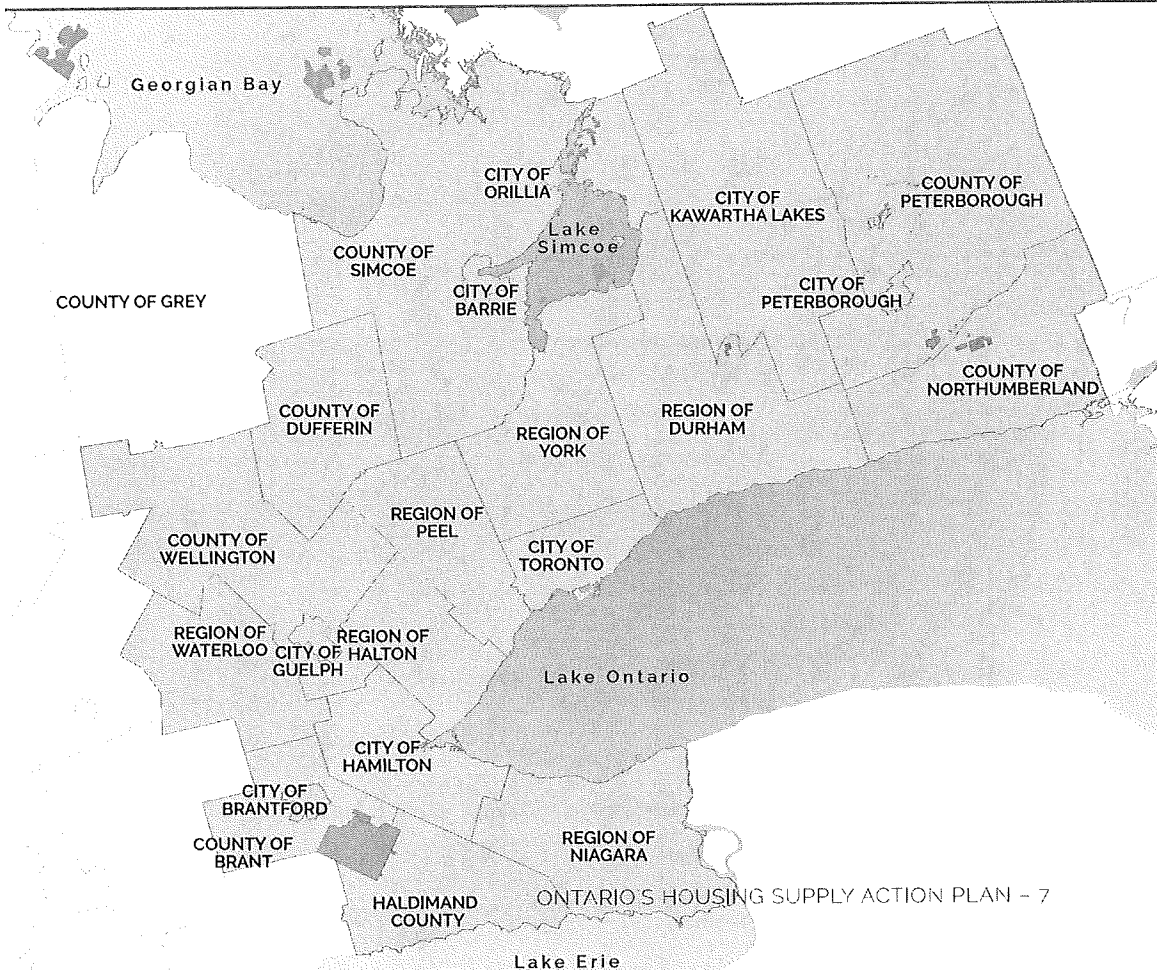
## Greater Golden Horseshoe

The Greater Golden Horseshoe is the economic engine of our province, generating more than 25 per cent of Canada's Gross Domestic Product.

Right now, approximately 9.2 million people, or **25 per cent of Canada's population**, live in this area and that number keeps growing – fast.

To make sure that our policies put people first, we are updating A Place to Grow: Growth Plan for the Greater Golden Horseshoe. It is the product of a broad consultation where we heard from more than 1,100 people and received more than 650 submissions. We heard the government should facilitate the building of affordable housing options near transit to prevent sprawl and protect agricultural lands. The plan will help manage growth so communities in the region develop in ways that expand economic opportunity, while maintaining protections for our environmentally sensitive areas, including the Greenbelt, cultural heritage assets, and key employment and agricultural lands.

We need to build more housing that people can afford so people have places to live near stable, reliable employment. That's why we're creating provincially significant employment zones to make sure that businesses – from manufacturers and industrial parks to high-tech offices – have room to grow.



By 2041,  
the Greater  
Golden  
Horseshoe  
is expected  
to house  
**13.5 million  
people.**



Across Ontario, there are empty-nesters who want to downsize, but they can't find or afford the home they need near family and friends. If they could, it might free up a larger home for a young couple looking for a house with more space for their growing family, close to a park and a great school. Instead, everyone feels stuck.

# What We Are Doing

It can take years of paperwork before a shovel ever breaks ground on a new housing project. Some government policies and processes are duplicated and can create delays for no reason, which drives up costs for home buyers.

That's why we're reviewing every step of the development process and every policy, regulation and piece of legislation to eliminate unnecessary steps, duplication and barriers. We are cutting red tape and as we do, we are holding firm to our commitment to ensure the health and safety of Ontarians, and protect the environment, agricultural lands and our rich natural heritage.

## Making It Easier To Build New Housing

Land use planning helps municipalities manage land and resources and guides decisions about where to build homes and factories, where to put parks and schools, and where roads, sewers and other essential services are needed. We're proposing changes to the **Planning Act** to:

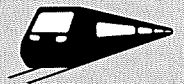
- Bring housing to market faster by speeding up local planning decisions and making the appeals process more efficient;<sup>2</sup>
- Make it easier for homeowners to create residential units above garages, in basements and in laneways;<sup>3</sup>



We are making it easier and faster to build more housing near transit.

For example, areas around bus and light rail stations could see

**2,100 to 5,500 new homes.**



- Help build housing, including affordable housing, near transit;<sup>4</sup>
- Help municipalities implement community planning permit systems (e.g. in major transit station areas and provincially significant employment zones), which will streamline planning approvals to 45 days;<sup>5</sup>

<sup>2</sup> The proposed planning decision timelines are 120 days for official plans, 90 days for zoning by-laws and 120 days for plans of subdivision. The Local Planning Appeal Tribunal's authority is also proposed to be broadened to allow the tribunal to make decisions based on the best planning outcome for appeals of major planning matters. This Planning Act change would be supported by changes that are being proposed to the Local Planning Appeal Tribunal.

<sup>3</sup> Changes are proposed that would authorize additional residential units for detached, semi-detached and row houses in both the primary dwelling and ancillary building or structure.

<sup>4</sup> Changes are proposed that would focus the use of inclusionary zoning to areas that are generally high-growth and are near higher order transit. This includes protected major transit station areas and areas where a community planning permit system has been required by the Minister of Municipal Affairs and Housing.

<sup>5</sup> Changes are proposed that would enable the Minister to require the use of the community planning permit system in specified areas, such as major transit station areas and provincially significant employment zones, and remove appeals associated with its implementing planning documents.

- Simplify how funds are collected for community benefits such as parks and daycares;<sup>6</sup>
- Make upfront development costs easier to predict;<sup>7</sup> and
- Give communities and developers more certainty on what they can build, and where they can build it.<sup>8</sup>

An item sent to the Local Planning Appeal Tribunal is still waiting for a decision, seven years later. That's thousands of homes stuck in the pipeline, waiting to be built, and seven years of rising costs. Getting rid of that backlog will bring new housing to market, today.

Conflicts can arise during the process of land use planning. The **Local Planning Appeal Tribunal** hears these disputes, but there is a backlog of Ontario Municipal Board legacy cases – approximately 100,000 units are tied up in Toronto alone. There are also too many complex processes standing in the way of creating new housing. We're proposing changes to:

- Hire more adjudicators to help address the backlog of legacy cases by investing \$1.4 million in 2019-20;

- Ensure the tribunal has the powers and resources needed to make more timely decisions;
- Allow the tribunal to make the best planning decisions in the place of Council;<sup>9</sup> and
- Charge different fees and move towards a cost recovery model, while allowing community groups and residents to maintain affordable access to the appeals process.

As more housing is built, we want to create strong, healthy communities. That means balancing environmental, economic and social factors, protecting health and safety, and managing resources wisely. We're considering changes to the Provincial Policy Statement to:

- Encourage the development of more and different types of housing;
- Reduce barriers and costs for developers and provide greater predictability;
- Update planning and development policies to reflect Ontario's changing needs; and
- Recognize local decision-making in support of new housing and economic development.

6 A new authority is proposed to be created under the Planning Act that would allow municipalities to charge for community benefits, like libraries and daycare facilities.

7 The proposed new community benefits authority would make upfront development costs more predictable by replacing the existing density bonusing provisions in the Planning Act, development charges for discounted services (i.e., soft services), and in some cases, parkland dedication.

8 In addition to the proposed changes to help municipalities implement the community planning permit system and focus the use of inclusionary zoning, changes are also being proposed that would limit third party appeals of plans of subdivision and approval authority non-decisions on official plans and official plan amendments. Third party appeals are generally appeals made by someone other than the person who made the application or the municipality.

9 Through proposed changes to the Planning Act and the Local Planning Appeal Tribunal Act, 2017, the Local Planning Appeal Tribunal would be able to make decisions based on the best planning outcome by giving the tribunal the authority to make a final determination on appeals of major land use planning matters and removing existing restrictions on a party's ability to introduce evidence and call and examine witnesses at hearings.



Large homes and tiny condos only work for some people. We need a mix of housing types – such as multiplexes, low- and mid-rise apartments – and sizes, like condos that are large enough for families.



Development charges help pay for infrastructure such as roads, transit, water/sewers and fire and police facilities. We believe that growth must pay for growth and it's important that municipalities have the resources to support complete communities. Municipalities collect development charges following processes set out in the **Development Charges Act**. We're proposing changes to:

- Reduce the costs to build priority housing types, like second units;<sup>10</sup>
- Fully cover municipalities' waste diversion costs;<sup>11</sup> and
- Make the costs of development clear from the outset. This will protect new home buyers, as development charges are often passed directly on to the consumer.<sup>12</sup>

Exempting secondary suites in new homes from development charges may make the homes **more affordable** and **create more rental housing**.

**Ontario's Building Code** sets standards for safe, healthy and accessible buildings. We're proposing to:

- Remove the requirement that all new homes include the infrastructure for an electric vehicle charging station – whether the purchaser owns an electric vehicle or not – reducing unnecessary costs; and
- Harmonize our Code with National Codes to open new markets for manufacturers and bring building costs down.

When a board has more students than it has school space to accommodate them, it can levy education development charges on new development. These fees are used to acquire sites to help accommodate children from new developments, so they can learn close to home. After consulting with stakeholders, we're proposing changes to the **Education Development Charge framework** to:

- Allow only modest increases in education development charges to help make housing more affordable; and
- Allow for innovative and lower-cost alternatives to site acquisition.

<sup>10</sup> Under the proposed amendments, subsection 2(3.1) of the Development Charges Act would provide that the creation of one second dwelling unit in prescribed classes of new residential buildings (and ancillary structures) would be exempt from development charges. The classes of residential buildings would be prescribed in regulation.

<sup>11</sup> Currently capital costs for waste diversion must be reduced by 10 per cent when determining development charges. Under the proposed amendments, paragraph 10 of subsection 2(4) of the Development Charges Act would provide for no percentage reduction in costs for waste diversion services, as defined in the legislation.

<sup>12</sup> Today, development charge rates are generally determined at the point that the first building permit is issued. To increase certainty of development charge costs, the proposed new section 26.2 of the Development Charges Act would provide for development charge rates to be frozen at an earlier point in time (i.e. if/when an application is made for the later of site plan or zoning approvals) and would continue to be paid at the usual time (generally building permit issuance).





What if we re-think what we already have? Can we convert old, vacant buildings into new, modern homes? We need to add different types of housing to existing neighbourhoods, while protecting their character.

We all want Ontario's workplaces to be safe and healthy, including construction companies. We're proposing changes to the **Occupational Health and Safety Act** to:

- Reduce employers' training costs and unnecessary paperwork; and
- Make it easier to certify employer Joint Health and Safety Committee representatives.

Reducing **Workplace Safety and Insurance Board** premiums for construction company employees who don't work in the field will help reduce construction costs – especially for smaller firms.

### Protecting What Matters

Ontario's natural and historic resources are protected in legislation – in some cases, different and overlapping laws, enforced by multiple agencies. We will maintain important protections, while reducing duplication and making it easier for people to understand what the law means.

Ontario values and protects its heritage properties while working with property owners and communities to manage change and compatible development. We're proposing changes to the **Ontario Heritage Act** to:

A non-profit housing project in Hamilton requested a minor change and waited almost two years for approvals. In that time, construction and material costs increased by **20-25%**.

Our plan would help reduce official plan approvals timelines by three months, subdivision plans by two months, and zoning by-law changes by two months to cut red tape and help build housing faster.



- Maintain local control over heritage conservation decisions, while providing clear direction and timelines for local decision-makers, heritage professionals and development proponents about protecting heritage properties;<sup>13</sup> and
- Create a consistent appeals process.<sup>14</sup>

<sup>13</sup> Creating new mandatory standards for designation by-laws and establishing new time limits to confirm a complete application for alteration and demolition, and for designation decisions. This will help ensure that timelines are not extended inappropriately to hinder development.

<sup>14</sup> Ensuring municipal decisions on designation and alterations to heritage properties can be appealed to the Local Planning Appeal Tribunal, whose decisions are binding. The body that currently reviews those appeals is the Conservation Review Board, whose recommendations are non-binding.

Before they start a project, the province, municipalities, private firms and public bodies must consider the effects on the environment. These complex, administrative steps can slow down projects – like transit, flood protection or roads – that affect housing development, even if they pose little risk to the environment. We will streamline processes and identify efficiencies while protecting the environment and human health. We're proposing changes to the **Environmental Assessment Act**, the **Environmental Protection Act** and regulations to:

- Address duplication and streamline processes for projects that pose little risk to the environment;
- Provide clarity to proponents from the outset by better recognizing other planning processes;
- Reduce the amount of soil sent to landfill from construction sites, by making it easier and safer to reuse soil and penalizing those who illegally dump excess soil;
- Clarify the rules and remove unnecessary barriers to building on vacant land, to put prime land back to good use while protecting the environment and human health; and
- Improve service standards to reduce delays.

Conservation authorities protect people, property and natural resources from the threats and impacts of extreme weather and flooding. We're proposing changes to the **Conservation Authorities Act** to:

- Clearly define conservation authorities' core programs and services, such as flood protection, and only require municipalities to pay for these services, not frivolous additional expenses;
- Give municipalities more say over non-core programs and services and how municipalities pay for them;
- Streamline and standardize conservation authorities' role in municipal planning to reduce overlap, making approvals faster and less expensive; and
- Improve governance and accountability.

We can improve the effectiveness of our environmental protections and ensure a balanced approach between a healthy environment and a healthy economy. Under the guiding principles of clear rules paired with strong enforcement, streamlining and eliminating duplication and making transparency a priority, we're proposing changes to the **Endangered Species Act** to:

- Make it easier to harmonize the Endangered Species Act with other equivalent legislation;
- Establish Canada's first Species at Risk Conservation Trust so project proponents can support strategic, coordinated and large scale actions instead of completing piecemeal requirements for permits, agreements and regulatory exemptions;
- Offer more certainty by improving processes;
- Provide clarity on how protected species are identified and transparent rules on how to protect habitat; and
- Support a modern ecosystem-wide approach to species protection, one that balances competing interests, that is effective and efficient.

To bolster our commitment to make Ontario open for business, open for jobs, our government will consult on the provincial natural heritage system policies to improve current access to mineral aggregate resources strictly within the Growth Plan area. Our goal is to foster an environment for growth while maintaining our commitment to conservation by cutting red tape and reducing regulations that currently stand in the way.

# What We're Doing for Renters

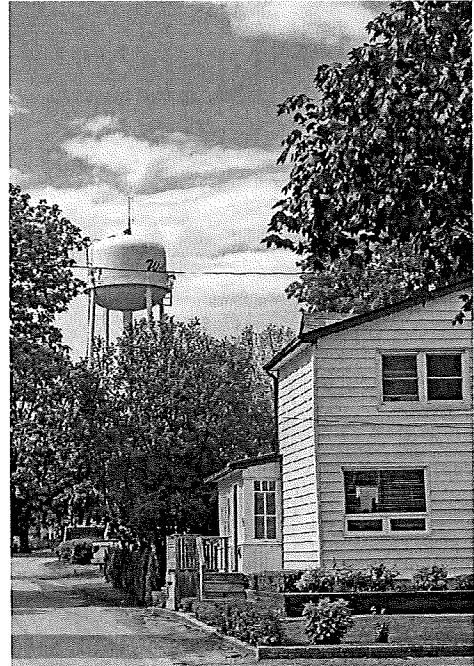
In today's market, finding an affordable rental apartment can feel like winning the lottery. People are renting longer and more people are looking for a place to rent, but new construction has focused on condominiums rather than rental apartments.

Many of the changes in **More Homes, More Choice** will make it easier to build rental housing. For example, right now, home builders pay development charges up-front. A developer who builds a house and/or condominium builders can offset these development charges by preselling units. A developer who builds a rental unit can't. By postponing development charges until the buildings are rented, developers will be encouraged to start building rental housing again. **More Homes, More Choice** will also work to cut red tape around development approvals so new homes will be available to rent sooner.

We're encouraging small landlords to create new rental units too, by making it easier to build second suites (like basement apartments) and helping them navigate the complicated building code approvals process. We are also expanding development charge exemptions to include second units in new homes.

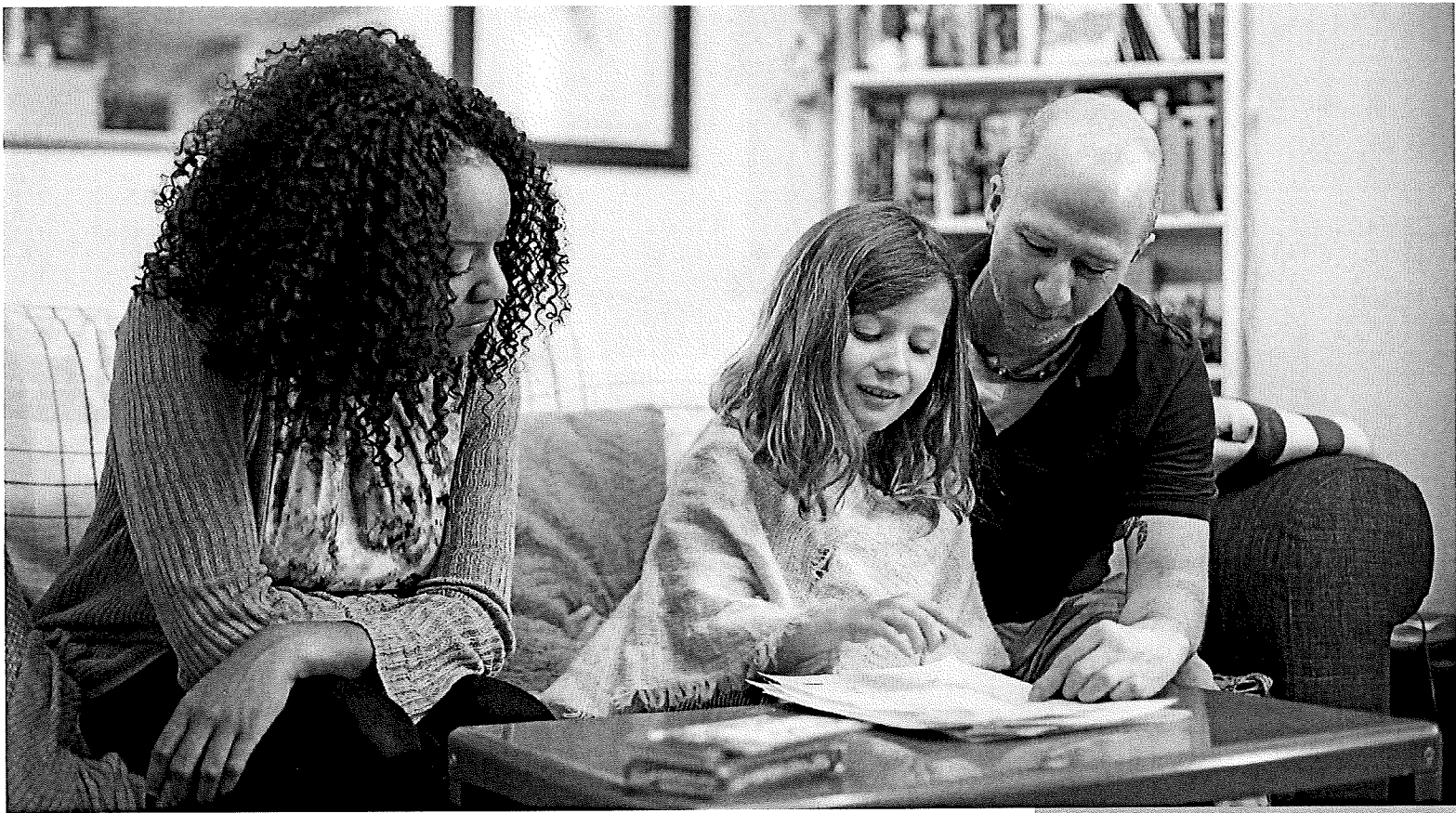
As more rental units are built, tenants will have more choices and rents will decrease.

Creating more rental units is an essential part of our action plan. But once they have a place to live, renters shouldn't have to worry about being treated unfairly or being unlawfully evicted. Ontario has strong protections for renters and we will do more to help tenants and landlords know their rights and how to resolve disputes.



Many people prefer to rent. But high home prices mean those who want to buy are also renting, or renting longer, which drives rents up. We need more housing – to own and to rent – to bring the market back to balance.

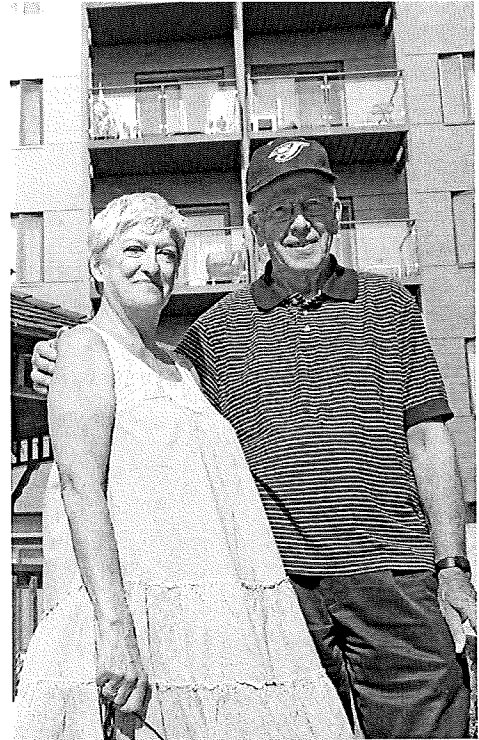
Making it easier for landlords to navigate the complex building code approvals process will help create more rental housing. In Ontario, roughly **30,000 to 35,000** new homes are built each year, and many of them could include secondary suites, like basement apartments.



Helping renters and landlords resolve disputes is the role of the Landlord and Tenant Board, but a shortage of adjudicators has created delays – average wait times are more than two months! The government is working with Tribunals Ontario on addressing shortages of adjudicators at the Landlord and Tenant Board. There have been a number of recent appointments and recruitment is underway to fill other adjudicator vacancies.

Our government is also providing more than one billion dollars in 2019-20 to help sustain, repair and grow community housing and help end homelessness. Hundreds of organizations across Ontario have long-standing agreements to provide community housing to Ontario's most vulnerable, and as many of these agreements approach their end, our government's Community Housing Renewal Strategy will help them become more sustainable.

What are the rules for creating a basement apartment or converting another space in the house to rent it out? We will give homeowners a user-friendly checklist to help them build legal second units.



As we age, our circumstances change. We're independent, but don't necessarily want to live alone. We need to unlock the equity we've built up in our homes and we're looking for modern, accessible options.

## What We Will Do

While we've started comprehensive legislative changes, there is more work to do to make it easier to build homes across the province.

Different parts of Ontario need different solutions. In the North, construction is more expensive and the season is short, but the planning approvals process doesn't take that into account. Some municipalities – especially in Northern and rural Ontario – have faced excessive red tape and administrative burdens that make no sense in the local context or market. That needs to change.

Whether you're building a few homes a year, or hundreds of homes every month, large parts of the planning process are the same. To remove red tape and make sure the approval process fits the project, we are working with municipalities and developers to understand what works, and what doesn't. These specific changes save local communities time and money.

We also need more data about Ontario's housing system so everyone can understand what is working and what isn't. We'll work with our municipal and federal partners to gather the information needed to drive informed decisions and make a difference for the people.

Employers need housing solutions too. Particularly seasonal industries like tourism and agriculture, or in rural areas where housing

is in short supply. Companies struggle to fill these jobs because employees have no place to live. We'll work with municipalities and businesses to find housing solutions that help communities across Ontario attract investment and good jobs.

To solve new problems, you need new ideas. By working together, the private, public and non-profit sectors can achieve far more than they can on their own.

The City of Ottawa is encouraging tiny houses – small units that have environmental and economic benefit. We are working with municipalities and creating DIY guides for consumers, to encourage innovative ideas like Ottawa's tiny houses.

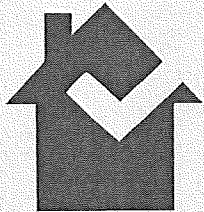
Innovative designs, construction techniques and materials can bring costs down and give consumers more choices, including making homes more accessible as we age and for people with disabilities. Our upcoming Forest Sector Strategy will help Ontario's forest industry innovate and build homes with advanced technologies, such as engineered wood products and prefabrication – housing that is manufactured off-site, in sections that can simply be shipped and assembled.

Fresh approaches to housing and home-ownership also give people more choices – like a “life lease” that allows a senior to age in place, without having to own their home. Or if seniors who want to co-own a house instead of living alone or moving into a retirement home. We’re developing guides to make it easier for people who want to live differently.

By clarifying rules and helping people understand how to take advantage of creative solutions, we will make it easier to innovate. We will continue to review our legislation and regulations to make sure they spur – not restrict – flexibility, creativity and new solutions.



## Consumer Protection



Buying a home is the biggest investment most people make and the lack of housing supply has made the dream of home ownership out of reach for many Ontarians.

We’re looking at all stages of the new home building and buying process, to protect consumers:

- **Before they buy a home:** making it easier for new home buyers to check out a developer's track record in the Ontario Builder Directory
- **During construction:** adding more proactive, risk-based inspections by Tarion during construction to make sure homes are built properly
- **After they move in:** when new home buyers have problems, creating an easy-to-use process to help them resolve disputes quickly and fairly

We’re transforming the broken Tarion Warranty Corporation – which protects new home buyers against shoddy construction and delays – so home builders aren’t regulating themselves. We’re strengthening protections for new home buyers and helping people who have bought condominiums, only to have the project cancelled.

We believe  
people right  
across Ontario  
and in every  
stage of life  
should be  
able to find  
a home that  
meets their  
needs and  
their budget.

## Conclusion

We inherited a confusing and broken housing development system that's impossible for people and home builders to navigate and this has led to a housing shortage and skyrocketing housing prices and rents.

The people of Ontario deserve better.

We cannot fix the housing shortage on our own, but we can cut red tape to make it easier to build new housing for people to rent or own. We will give the people of Ontario more choice and make housing more affordable.

**More Homes, More Choice** outlines how we will cut red tape and reduce regulation, so it is easier to build homes – including different types of homes – so that the people of Ontario can find something that suits their needs. Our plan will spur innovation while protecting tenants, health and safety, our cultural heritage and the environment. This plan encourages developers, municipalities and communities to work together to ensure the hard-working people of Ontario will have homes that meet their needs and their budgets.

**Housing Services**  
**Report to the Housing Advisory Committee**  
**Windsor Essex Federal Provincial 2019 Housing Program Allocations and Take-Up**  
**June 4, 2019**

Program Component	IAHE Investment in Affordable Housing Program Extension		SHAIP Social Housing Apartment Improvement Program	
	2019	%Take Up	2019	%Take Up
		Funds		Funds
Rental Housing	\$0	0%		
Rent Sup/Housing Allowance	\$900K	0%		
Homeownership Downpayment Assistance	\$100K	0%		
Ontario Renovates Multi-Residential	\$803,070	0%		
Ontario Renovates Homeowner	\$50,000	0%		
Energy Efficiency			\$4.7M	100%

**Notes**

1. **Program Years** run from April 1<sup>st</sup> to March 31<sup>st</sup> each year.
2. **Figures** are rounded; net of program administration fee; and subject to re-allocation between program components.
3. **Rent Sup/Housing Allowance:** is a 5-year program – 2019/2020 to 2023/2024.
4. **2019 HOP** initial allocation at \$100K from IAHE and \$250K from the HOP Revolving Fund.
5. **2019 Ontario Renovates Multi-Residential :** 2019/2020 represents the final year of the Investment in Affordable Housing – Extension (IAH-E) funding allocation. .
6. **2019 Ontario Renovates Homeowner:** available for emergency urgent & necessary repairs and/or accessibility.
7. **SHAIP:** Program funds allocated in 2018. Anticipated project completion in first quarter of 2020.



# WINDSOR-ESSEX: COMMUNITY PROGRESS INDICATORS

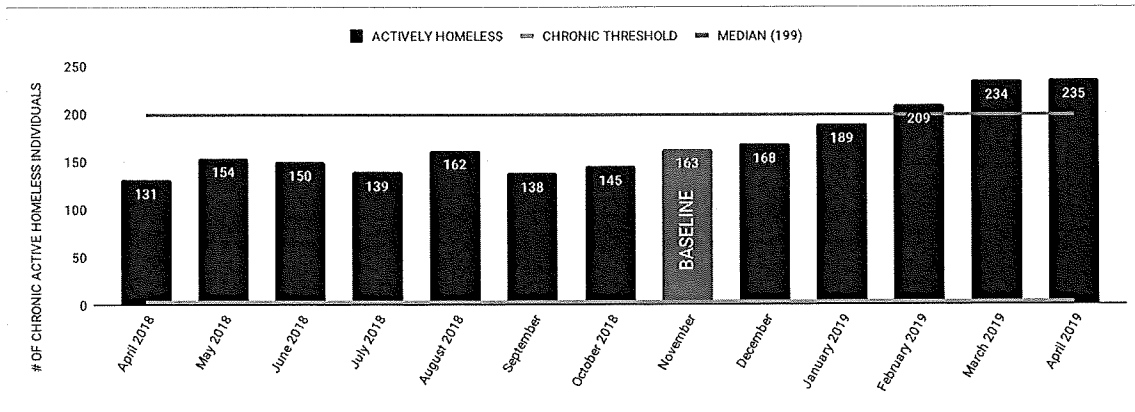
DATE JOINED CAMPAIGN	COHORT	QUALITY BY-NAME LIST	COORDINATED ACCESS SYSTEM	COMMUNITY CONTACT
JULY 2015	REDUCE	YES	IN PROGRESS	KELLY GOZ 519-255-5200 ext.5362 KGOZ@WINDSOR.CA

## CHRONIC ACTIVE HOMELESS DASHBOARD

NUMBER OF CHRONIC ACTIVE HOMELESS IN MOST RECENT REPORTED MONTH  
**235**

CHRONIC ACTIVE HOMELESS BASELINE  
**163**

CHRONIC ACTIVE HOMELESS THRESHOLD FOR FUNCTIONAL ZERO  
**3**



NOTES: Chronic is defined as homeless for six months or more in the past year. Active means recent interaction with the homeless serving system. Median is based on data from November 2018 (baseline month) to the most recent month submitted. Further information is included in the Data Dashboards Overview - <http://www.20khomes.ca/wp-content/uploads/20KHomes-Data-Dashboards.pdf>.

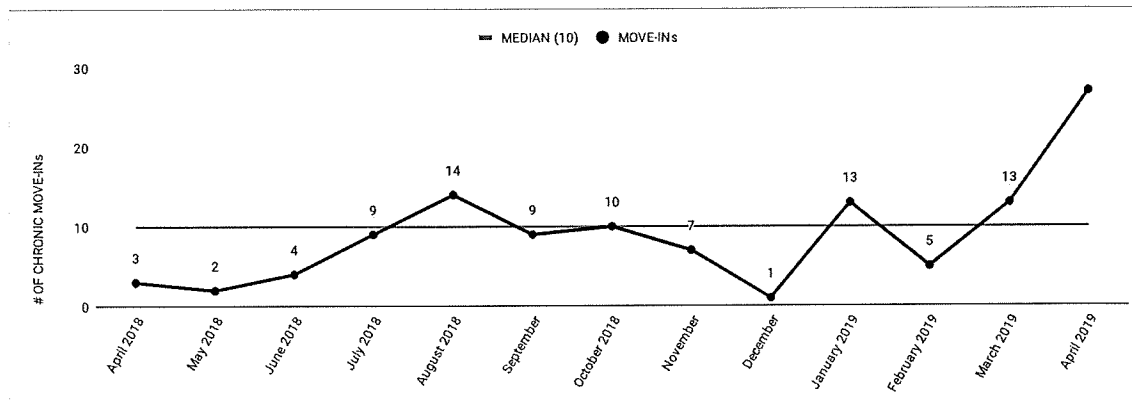
Windsor-Essex began submitting monthly aggregate (non-identifying) Chronic Active Homeless data to the Campaign in February 2018 but largely populated their By-Name List in April 2018 through their Point-In-Time Count/Registry Week. The following month, May 2018, the community achieved a Quality By-Name List. The May 2018 increase in their Active Chronic Homeless number was attributed to the launch of their community-wide case conferencing table and more agencies adding to and updating their By-Name List. In November 2018, Windsor set their baseline. Currently, they are working on analyzing their By-Name List data to identify the potential factors contributing to the increased numbers since setting their baseline.

## CHRONIC HOUSING MOVE-IN DASHBOARD

NUMBER OF CHRONIC MOVE-INS IN MOST RECENT REPORTED MONTH  
**27**

MONTH COMMUNITY STARTED REPORTING CHRONIC MOVE-INS  
**July 2015**

TOTAL CHRONIC MOVE-INS SINCE COMMUNITY STARTED REPORTING  
**243**



NOTES: Median is based on data submitted from November 2018 (baseline month) to the most recent month submitted.

Windsor-Essex began reporting monthly chronic housing move-in data in May 2016 (and also backdated their move-in data to July 2015). The data presented here aligns with the timeframe of the data presented above in the Chronic Active Homeless Dashboard.

From July 2015 to April 2018, their move-in numbers were contributed by the community's Housing First and Housing Response programs. From May 2018 onward, the data reflects chronic move-ins from their local By-Name Priority List process.