

## **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).
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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.

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**CHAIR**

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**COMMITTEE COORDINATOR**