

K/
Windsor, Ontario June 18, 2014

A meeting of the **Housing Advisory Committee** is held this day commencing at 9:00 o'clock a.m. in Room 406, 400 City Hall Square East, there being present the following members:

Marina Clemens, Chairperson
Councillor Ed Sleiman
Bill Bijl
Frank Duralia
John Elliott
Steve Govette
Elayne Isaacs (arrives at 9:07 a.m.)
Gary McNamara
Heather McNamara
Cheryl Porter
Paul Renaud
Jim Steele

Regrets received from:

Anna Angelidis
Dave Foley
Lorena Shepley
Linda Wilson

Also present are the following resource personnel:

Chris Aspila, Policy Planning
Judith Binder, CMHC
Kelly Goz, Housing, Administration & Housing Coordinator
Rob Oleynik, Program Coordinator, Housing & Children's Services
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Chairperson calls the meeting to order at 9:01 o'clock a.m. and the Committee considers the Agenda being Schedule "A" **attached** hereto, matters which are dealt with as follows:

2. DECLARATIONS OF CONFLICT

None disclosed.

3. **MINUTES**

Moved by Councillor Sleiman, seconded by F. Duralia,

That the minutes of the Housing Advisory Committee of its meeting held March 19, 2014

BE ADOPTED as presented.

Carried.

4. **BUSINESS ITEMS**

4.1 **Local Rules – Housing Services Act**

R. Oleynik advises the report of the Program Coordinators; Housing & Children's Services dated April 29, 2014 entitled "Establishment of Local Rules under the *Housing Services Act*" will be reviewed by City Council at its meeting to be held on June 30, 2014. He notes no asset limit has been proposed, however, this is being reviewed. He notes the Local Rules report is essentially a housekeeping exercise with minimal amendments.

4.2 **Investment in Affordable Housing (IAH) Program Components**

A document entitled "Social Housing Stock – Windsor/Essex County" providing a pie chart of the following Programs is distributed and **attached** as Appendix "A":

- Rent Supplement by Program – December 31, 2013
- Rent Supplement by Non Profit and Private Sector – December 31, 2013
- Canada Ontario Affordable Housing Program Homeownership
- Investment in Affordable Housing Program Homeownership City vs. County Multi Residential
- Investment in Affordable Housing Program – Ontario Renovates
- Investment in Affordable Housing Program – Ontario Renovates – City vs. County Homeowner

A document entitled "Data Summary Update April 1, 2014 to May 31, 2014 – 2014/2015 IAH Program Component Implementation" is distributed and **attached** as Appendix "B". R. Oleynik provides the following highlights as it relates to the 2014/2015 IAH Program Component Implementation:

1. **2014 Rent Supplement Program** –Add 20 units \$79,700 per year over 9 years to March 31, 2023.

A housing allowance program was introduced this year to determine the benefits and challenges compared to a rent supplement program. Take up to date is 13 units.

2. **2014 Homeownership Down Payment Assistance Program Allocation - \$0.00**

The Homeownership Down Payment Assistance Program was not offered in 2014. This was known from the outset of the IAH program and was not an unexpected development. Consideration to release a HOP Program in 2014 is under review.

3. 2014 Ontario Renovates Program - \$1,115,831

The 2014 Ontario Renovates Program for Homeowners was released on March 8, 2014. The program runs until December 10, 2014 or when funds are depleted, whichever occurs first. Take-up is slower than in the previous year and is currently at 49% of the funding allocation.

Moved by G. McNamara, seconded by P. Renaud,

That **APPROVAL BE GIVEN** to endorse a release of a 2014 HOP Program to allow the shift of funds between the Homeownership Program and Ontario Renovates in order to meet community demand for either program and, to ensure full take-up of the funds.

Carried.

4.3 Implementation Committee Housing & Homelessness Plan (CHHP) 10 Year Housing & Homelessness Plan

K. Goz distributes the “Implementation Committee for the 10 Year Housing and Homelessness Plan (I-CHHP) Update”, attached as Appendix “C”. The following highlights of the foregoing document are as follows:

- In April 2014, the Implementation Committee for the 10 Year Housing and Homelessness Plan was established. The role of the I-CHHP is to act as a community resource to make recommendations to the Executive Director of Housing & Children’s Services of the City of Windsor to:
 - a) Implement the Windsor Essex 10 Year Housing and Homelessness Plan
 - b) To develop a work plan and timeline schedule for implementation of the Plan.

K. Goz states the committee is currently working on components of the first four goals identified as priorities in the implementation of the 10 Year Housing and Homelessness Plan as follows:

- i. Access
- ii. Interim Housing
- iii. Housing with supports
- iv. Rental housing

The “Access Model – Phase 1 10 Year Housing and Homelessness Plan – Windsor Essex” document is distributed and attached as Appendix “D”.

E. Isaacs notes the document is “person centered” rather than “cultural centered”. K. Goz remarks the Plan will be multilingual and cultural centered.

K. Goz indicates “housing with supports” is the new term for domiciliary hostels.

In response to a question asked by E. Isaccs regarding where does transitional housing fit into this Plan, K. Goz responds transitional housing was not noted specifically in the Consultant's report.

4.4 Secondary Suites

J. Binder distributes the "Comparison of Second Unit Regulations in Ontario" document *attached* as Appendix "E". The following benefits of secondary suites are provided:

- Accommodations are provided for adult children with disabilities/mobility issues.
- Offers independence for seniors.
- Reduces immediate movement to long term care facilities.
- Expands options for housing units.
- Benefits both the homeowner and renter.
- Extra income can be utilized for mortgage payments.
- Existing infrastructure is utilized.
- May encourage illegal units to become legal.
- Rental costs are increasing. Secondary suites are a good option.

Conversely, the following challenges of secondary suites are provided:

- Could create a density problem, i.e. allow one secondary suite and then there are several.
- If two families are living in a unit, there is more draw on the existing infrastructure, i.e. water usage, garbage pickup, etc.
- Additional related costs for possible licence fees, permits, planning, zoning
- Campus neighbourhoods

J. Binder advises the City of London was prepared to adopt secondary suites with the proviso to exclude campus neighbourhoods. A legal opinion that one "cannot people zone" along with a human rights issue has caused the consultant to move cautiously on this matter.

C. Aspila advises only two inquiries regarding secondary suites have been received in the Planning Department. The Chairperson states that once the City puts forward a plan including the regulations, more applications/inquires for secondary suites will be received.

4.5 Updates from HAC Members

None.

5. DATE OF NEXT MEETING

At the call of the Chair.

6. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 10:10 o'clock a.m.

CHAIRPERSON

COMMITTEE COORDINATOR