

Housing Advisory Committee -Meeting held November 20, 2018

A meeting of the Housing Advisory Committee is held this day commencing at 9:30 o'clock a.m. in Room 204, 350 City Hall Square West, there being present the following members:

Marina Clemens, Chair
Councillor John Elliott
Anna Angelidis
Fahimuddin Bai
Linda Coltman
Steve Govette
Eric Hill (arrives at 9:43 a.m.)
Mayor Gary McNamara, Town of Tecumseh
Jim Steele
Angela Yakonich

Regrets received from:

Jessica Kipping-Labute
Cheryl Porter
Paul Renaud
Leigh Vachon

Also present are the following resource personnel:

Greg Atkinson, Planner III
Chris Aspila, Planner III
Judith Binder, CMHC
Kelly Goz, Coordinator, Housing Administration and Development
Tina Moore, Coordinator, Housing Administration and Development
Jennifer Tanner, Manager, Homelessness and Housing Support
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 9:32 o'clock a.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

The Chair indicates her need to leave the meeting at 10:30 a.m., and it is generally agreed that A. Angelidis will assume the Acting Chair position for the remainder of the meeting.

Addition to the Agenda

Moved by A. Angelidis, seconded by L. Coltman,
That Rule 3.3 (c) of the Procedure By-law 98-2011 be waived to add the following addition to the Agenda:

4.10 Ministry of Municipal Affairs & Housing – Online Survey: Increasing Housing Supply in Ontario

Carried.

M. Clemens, Chair encourages members to forward the Online Survey, **attached** as Appendix “A” to other like minded groups/organizations.

2. Disclosure of Interest

None disclosed.

3. Adoption of the Minutes

Moved by Mayor Gary McNamara, seconded by L. Coltman,
That the minutes of the Housing Advisory Committee of its meeting held May 8, 2018 **BE ADOPTED** as presented.
Carried.

4. Business Items

4.1 Secondary Suites

G. Atkinson distributes the “draft” City of Windsor Second Residential Units brochure, **attached** as Appendix “B”. He advises as of this writing, the Policy for Secondary Suites is in effect and applications will be accepted. He provides an overview of the draft brochure.

The Chair asks if the Second Residential Units brochure can be translated into several languages. G. Atkinson to report back on this matter and adds the brochure will be available on the Planning/Building website

In response to a question asked by J. Binder regarding if the Secondary Suites program is restricted to income-based people, the Chair responds this program is inclusive of all of the community.

T. Moore indicates Housing Services is currently researching the option of offering a secondary suite program through the Ontario Renovates funding. She adds the Region of Waterloo is currently offering this program and has provided their program materials. She notes an update on Investment in Affordable Housing program planned for 2019/2020 will be provided to HAC at the first meeting in 2019.

G. Atkinson advises that clarification regarding development fees and secondary units is being requested from the province. Currently, there is an exemption for units created within an existing home. However, if it is a new two unit house (i.e. if you build a new house with a secondary suite), the owner must pay development charges for both units. Subsequently, if an owner is constructing a secondary unit in an accessory building, whether it is new or existing, development charges are also applied. Development charges for a new detached home are approximately \$27,000 whereby development charges for an apartment are approximately \$13,000. He adds there is pending legislation to exempt new dwellings which was passed by the Province but was not proclaimed. The development fees for new builds may make secondary suites cost prohibitive.

A. Angelidis asks for an update regarding if other municipalities are exempting new builds from development charges for secondary suites.

4.2 2018-2021 New Term of HAC

The Chair reminds interested members to reapply to HAC when the applications become available.

The Chair thanks Councillor John Elliott as well as the other members of HAC for their dedication over the past four years.

4.3 2018 HAC Annual Report

The 2018 Housing Advisory Committee Annual Report is distributed and ***attached*** as Appendix "C".

Moved by Mayor McNamara, seconded by A. Angelidis,
That the 2018 Housing Advisory Committee Annual Report **BE ACCEPTED**.
Carried.

4.10 Ministry of Municipal Affairs & Housing – Online Survey: Increasing Housing Supply in Ontario

The Chair encourages the members (as citizens) to respond to the Ministry of Municipal Affairs and Housing regarding increasing the housing supply in Ontario prior to the deadline of January 25, 2019.

The Chair leaves the meeting at 10:18 o'clock a.m. and A. Angelidis assumes the position of Acting Chair.

4.4 2018 Program Take-Up Summary and Updates

T. Moore provides updates relating to the 2018 Program Take-up Summary, Social Housing Apartment Improvement Program (SHAIP), the Green Energy Fund and the PHB-SPP as follows:

2018 Program Take-Up – Program implementation continues for the 2018 Investment in Affordable Housing (IAH-E) programs. A summary of the funding allocations for the Ontario Renovates, Homeownership Downpayment Assistance, Rent Supplement, SHAIP and Rental Housing Capital programs are outlined in the table entitled “Windsor-Essex Federal Provincial 2018 Housing Program Allocations and Take-Up.

Social Housing Apartment Improvement Program (SHAIP) – This Program is funded by proceeds from the province’s carbon market which by law must be put towards programs that reduce greenhouse gas emissions. With the cancellation of the cap and trade program, it was confirmed there will be no funding for SHAIP in Years 2 to 4 (2018-19, 2019-20 and 2020-21). Through the municipal procurement process, an RFP was awarded to the Windsor-Essex Community Housing Corporation for SHAIP Year 1 funding and energy retrofit projects will be undertaken.

Green Energy Fund – The GreenOn Social Housing Program was terminated effective August 13, 2018 which represented a loss of funding in the amount of \$264,798. The repair and retrofit activities proposed to achieve energy savings and greenhouse gas emission reductions included the replacement of all windows. The upgrading of the building lighting systems to LED and the replacement of baseboard heaters with high efficiency baseboard heaters will be subject to funding being available. There was no funding agreement executed with the successful proponent.

PHB-SPP – Following the strong results of the Survivors of Domestic Violence-Portable Housing Benefit Pilot Program, the provincial government announced an investment of \$30 million over the next three years to eventually support up to 3,000 survivors of domestic violence. Funding will be made available on a first come, first served basis to survivors who are designated under the Special Priority Policy.

Moved by L. Coltman, seconded by J. Steele,
That the update provided by T. Moore, Coordinator, Housing Administration and Development regarding the 2018 Program Take-Up Summary **BE RECEIVED**.
Carried.

4.5 Windsor Essex Program Initiatives

K. Goz provides the following updates relating to the Windsor Essex Program Initiatives:

- The ***Point in Time Count*** was undertaken with over 200 volunteers and it was determined approximately 197 people on any night experienced homelessness.
- The primary reason given for homelessness during the count is the lack of affordable housing.
- The face of homelessness has changed drastically over the past two years in terms of the number of youth that are experiencing homelessness.
- There is a record number of families entering emergency shelters and staying longer.
- ***Windsor Essex Housing Connections*** - This program has seen an overall increase and demand for the program.
From January 1 – September 30, 2018 the program has supported:
 - 68 people supported through intensive support.
 - 207 people supported through housing response.
 - 892 people supported through service coordination.
 - 93% of people have been successfully and stably housed.
- ***Innovation Evidence Fund*** – An application has been approved to bring training to the social, affordable and supportive housing providers. Three modules have been delivered to date (which were recorded) and pre and post surveys were provided to the attendees.
- ***Anti-Human Trafficking*** – There has been a challenge securing safe places.

4.6 Homeless Coalition Strategic Plan

K. Goz states the Homeless Coalition Strategic Plan has been approved.

4.7 10 Year Housing and Homelessness Plan

This document is the 4th Annual Report to the Community on the Windsor Essex 10 Year Housing and Homelessness Plan. The Vision of the Plan is “Windsor Essex is an inclusive community where everyone has a safe, affordable, accessible and quality home and everyone lives where they can actively participate”. The 10 Year Housing and Homelessness Plan requires 63 strategies be implemented by December 31, 2024.

K. Goz indicates an RFP has been issued for the Five year Legislated Review of the 10 year Housing and Homelessness Plan and the successful proponent will be announced within a few weeks. A Community Plan along with extensive consultation will be undertaken with consultations throughout January and February 2019. The updated plan is due to the Province no later than June 30, 2019.

Mayor McNamara states municipalities need to be bolder and more proactive in terms of housing stock.

K. Goz notes the largest challenge is the engagement of the private sector, i.e. developers.

4.8 Windsor Essex Community Housing Corporation (WECHC)

J. Steele advises WECHC is undertaking a regeneration of their entire portfolio. He adds the buildings were constructed in the 1950's, 1960's and 1970's and the buildings don't match the people who are applying to live in them. He adds some of the buildings need to be demolished while others need to be upgraded and revitalized.

A. Angelidis states other municipalities, such as York and Hamilton, are creating more affordable housing. She adds municipalities need to be more open to the use of surplus land.

T. Moore indicates the city has many social housing buildings that are 100% rent geared to income (RGI). The trend in affordable housing development is now moving towards more mixed income developments where the community is supporting people along the housing spectrum based on need.

J. Steele expresses concern that there is a challenge in changing his portfolio to mixed income and notes his waiting list has doubled over the past two months.

Mayor McNamara advises in his many years on Council, that social housing has not been discussed at a strategic planning session at the beginning of their mandate.

Moved by Mayor McNamara, seconded by J. Steele,
That in the event that a Strategic Planning session is held, that City and County Councils **BE REQUESTED** to consider including a discussion related to social housing.
Carried.

4.9 Opioid Committee Update

This matter is deferred to the next meeting.

5. Date of Next Meeting

To be determined.

6. Adjournment

There being no further business, the meeting is adjourned at 11:33 o'clock a.m.

Chair

Acting Chair

Committee Coordinator