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Windsor, Ontario October 8, 2014

A meeting of the **Housing Advisory Committee** is held this day commencing at 11:00 o'clock a.m. in the Town of Walkerville Meeting Room, there being present the following members:

Marina Clemens, Chairperson
Anna Angelidis
Frank Duralia
John Elliott
Dave Foley
Steve Govette
Elayne Isaacs
Gary McNamara
Heather McNamara
Cheryl Porter
Paul Renaud
Lorena Shepley (arrives at 11:13 a.m.)
Linda Wilson

Regrets received from:

Councillor Ed Sleiman (meeting conflict)
Bill Bijl
Judith Binder
Jim Steele

Also present are the following resource personnel:

Chris Aspila, Policy Planning
Debbie Cercone, Executive Director of Housing
Kelly Goz, Housing Administration & Housing Coordinator
Bill King, County of Essex
Rob Oleynik, Program Coordinator, Housing & Children's Services
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Chairperson calls the meeting to order at 11:05 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 G. McNamara, seconded by F. Duralia,

That the minutes of the Housing Advisory Committee of its meeting held June 18, 2014

BE ADOPTED as presented.

Carried.

4. **BUSINESS ITEMS**

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

R. Oleynik provides an overview of the “IAH Program Delivery HAC Update – April 1, 2014 to September 30, 2014” document as follows:

- In August, 2014 the Ministry of Municipal Affairs and Housing announced a six year extension to the IAH Program.
- The Windsor Essex funding allocation for Year 1 is \$2,208,000. This allocation is in addition to the funding allocation of \$1,964,390 provided in this final year of the current IAH Program.
- The IAH (2014 Extension) components are fundamentally the same as the current and are as follows:
 - ***Rental Housing Capital Component*** – a capital funding component on a 20 year forgivable loan basis, intended to provide affordable rental housing units. Participating landlords are required to maintain rents at 80% of the then current CMHC average or alternate market rents each year. Participating municipalities are required to set the property tax rate equivalent to the single residential rate for units receiving funds under the IAH (2014 Extension).
 - ***Homeownership*** – a 10% downpayment 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.
 - ***Ontario Renovates*** – intended 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.
 - ***Rent Supplement*** – a program component intended to provide a monthly subsidy amount to reduce market rent for eligible households – payable directly to the Landlord.
 - ***Housing Allowance*** – a program component intended to provide a monthly subsidy amount to reduce market rent for eligible households – payable directly to the Tenant.
 - There are four notable changes to the program:

- **Apprenticeships:** Service Managers are required to give priority consideration to the employment of apprentices when selecting projects under the Rental Housing Component and the Ontario Renovates Multi-Res component.
- **Secondary Suites:** Only the household income of the incoming tenant, not the homeowner, must be at or below the program maximums.
- **Homeownership Downpayment Assistance:** Service Managers must ensure education and training on the home buying experience, including financial guidance around the up-front and on-going costs of homeownership, and on the obligations and benefits of being a homeowner are offered to purchasers approved under the Homeownership component.
- **Committed Funds Use it or Lose it:** For the Homeownership and Ontario Renovates components, 90% of the funding must be committed by December 31, 2014. The original program required 100%.
- Housing Services elected to issue an RFP for the Rental Housing Capital Component of the program. An RFP was released on September 30, 2014 with a Closing Date of November 4, 2014

4.2 Implementation Committee Housing & Homelessness Plan (ICHHP) 10 Year Housing & Homelessness Plan

The “Draft Windsor Essex 2014 Annual Report to the Community” is distributed and **attached** as Appendix “A”. K. Goz reports this report is intended to highlight various accomplishments and challenges faced throughout 2014, and to provide a framework for items to be addressed moving forward into 2015.

The Chairperson indicates the Draft Report is provided to solicit feedback. She requests any comments be forwarded to K. Goz for inclusion in the report.

D. Cercone states a preview of the “Windsor Essex 2014 Annual Report to the Community will be presented at the National Housing Day Forum to be held on November 17, 2014 at the Fogolar Furlan.

In response to a question asked by L. Shepley regarding if there is self-assessment in SPDAT, K. Goz responds there is no self-assessment.

Clerk’s Note: The Service Prioritization Decision Assistance Tool (SPDAT) will assist support workers in examining the components of a person or family’s life that are most likely to result in housing instability. The SPDAT will assist the support worker to understand the depth of these issues; which household is most likely to benefit from which type of housing support intervention; which household should be prioritized above others based upon their acuity; and, informs the case planning process so that time is spent working on those areas that are most likely going to result in the person/family becoming homeless again.

The Chairperson advises VI-SPDAT is currently being utilized at the Salvation Army and the Welcome Centre as a pilot program to obtain additional information regarding the population and level of need in the community.

E. Isaacs expresses concern with the considerable wait time (5 to 6 years) for singles to acquire housing through the Windsor Essex County Central Housing Registry (CHR). She requests when the final report is undertaken, that wait times and needs of the community be included. The Chairperson reports that a sub-committee of CHR is examining these items and will report back to ICHIP.

4.3 Secondary Suites

The Chairperson requests the Secondary Suites Subcommittee bring a report to HAC expounding the benefits of secondary suites and following that, the report will proceed to the Planning dept and then to City Council in the early New Year.

4.4 HAC Draft Annual Report to the Social Development, Health & Culture Standing Committee

A. Angelidis suggests the statistics relating to the IAH Program outcomes from inception be included in the HAC Annual Report. The Committee agreed. The Housing Advisory Committee 2014 Chairperson's Report to the Social Development, Health and Culture Standing Committee (including suggestions from members) is **attached** as Appendix "B".

E. Isaacs suggests as future work that consideration be given to review the number of withdrawals, and ineligibilities and notes HAC may change the program criteria as it relates to these issues.

These suggestions will be incorporated into the final report due to the committee by November 1, 2014.

4.5 Updates from HAC Members

The Chair expresses concern relating to a document produced by the Windsor Essex County Health Unit entitled "2014 Social Determinants of Health in Windsor Essex County" and the lack of reference to housing within the community. G. McNamara notes as Chair of the Windsor Essex County Health Unit, this issue will be brought to the Board and will also convene a meeting with stakeholders to review the foregoing report. E. Isaacs suggests Pathway to Potential be invited to this meeting.

G. McNamara advises Ted McMeekin, Minister of Municipal Affairs and Housing is currently touring Ontario and has extended an invitation to visit Windsor. G. McNamara

suggests a tour of the housing stock be provided. He notes housing issues should be a partnership of all three levels of government and not solely on the “backs of the taxpayers”.

5. **DATE OF NEXT MEETING**

At the call of the Chair.

6. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 12:04 o'clock p.m.

CHAIRPERSON

COMMITTEE COORDINATOR