

AGENDA

HOUSING & HOMELESSNESS ADVISORY COMMITTEE (HHAC)

held Tuesday, January 25, 2022

at 10:00 a.m.

via Zoom Video Conference

Mandate

“To serve as an advisory body to City Council on issues relating to the supply, demand, and need for affordable housing and homelessness supports in Windsor and Essex County. Act as a medium for informational exchange with sector representatives on housing and homelessness program initiatives and community issues. Act as a resource and advocate on behalf of all stakeholders to educate and advance the awareness of Council representatives on matters pertaining to housing and homelessness. Responsible for championing the implementation of the 10 Year Housing and Homelessness Master Plan and for evaluating and monitoring progress towards meeting the goals and strategies of the Plan.”

1. Call to Order

Reading of Land Acknowledgement

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomie. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land

2. Disclosure of Interest

3. Adoption of Minutes

Adoption of the minutes of the meeting held November 23, 2021 – ***attached***.

4. Business Items

4.1 Residential Rental Licensing Pilot Study

4.2 Updates by Administration - *attached*

**Housing and Homelessness Advisory Committee Agenda
January 25, 2022**

4.3 Updates from Member Organizations

F. Coughlin to provide information relating to their 3D printed homes project and the CMHC funded projects

4.4 Consumption and Treatment Services Site (CTS) – 628 Goyeau Street

5. Date of Next Meeting

6. Adjournment

Housing & Homelessness Advisory Committee

Meeting held November 23, 2021

A meeting of the Housing & Homelessness Advisory Committee is held this day commencing at November 23, 2021 at 10:00 o'clock a.m. via Zoom video conference, there being present the following members:

Marina Clemens, Chair
Anna Angelidis (arrives at 10:05 a.m.)
Jessica Brunet
Fiona Coughlin
Phil Dorner
Kathy Hay
Eric Hill
Mayor Gary McNamara, Town of Tecumseh
Jim Steele
Leigh Vachon
Angela Yakonich
Joyce Zuk

Regrets received from:

Councillor Kieran McKenzie

Also present are the following resource personnel:

Jelena Payne, Commissioner Human & Health Services
Debbie Cercone, Executive Director, Housing & Children's Services
Greg Atkinson, Planner III
Jeannie Diamond Francis, County of Essex
Kelly Goz, Manager, Homelessness & Housing Support
Jude Malott, Executive Initiatives Coordinator, Office of the City Solicitor
Tina Moore, Coordinator, Housing Administration & Development
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 10:01 o'clock a.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

2. Disclosure of Interest

None disclosed.

3. Adoption of the Minutes

Moved by E. Hill, seconded by P. Dorner,
That the minutes of the Housing & Homelessness Advisory Committee of its meeting held September 21, 2021 **BE ADOPTED** as presented.
Carried.

4. Business Items

4.1 Residential Rental Licensing Pilot Study

J. Brunet advises that in speaking to community leaders and colleagues, there are concerns that “units will be pushed underground”; the tenants will pay for the cost of the licensing fees, not all landlords will participate, and the supply of housing will be deterred. A benefit of residential rental licensing will deliver a different way of measuring the housing stock.

J. Zuk states as this is being piloted in Wards 1 and 2, looking at the impact that the University and College rentals have will disproportionately impacts the market. She adds from the homelessness work that they are involved in at Family Services, their struggle is that many of the units that are affordable and available are not on the radar anywhere. She adds that even if the pilot study was expanded, how will the illegal units be found and how do we get landlords to buy into this process. The cost of this will be borne by those who will be renting. She asks Administration to comment on what consultations have taken place with the University and College.

Discussion ensues regarding how the before and after metrics will be measured for both positive and negative outcomes, if we are losing stock and what is the ultimate goal of this pilot study.

J. Zuk suggests that if the city’s objective is to improve the overall quality of the rental housing stock, it would a proactive move if the city were to bear the cost of the licensing system, which then would not be passed onto the tenants.

The Chair requests that statistics from other municipalities who have undertaken this pilot study be provided. She indicates that she completed the Residential Rental Licensing survey and found it difficult to complete, intrusive and high level.

Mayor G. McNamara states that the pilot study will separate the bad apples from the good ones. The safety issue is very important, as we have seen the impact of inadequate development of certain units.

The Chair asks Administration to advise how many individuals participated in the residential rental licensing survey along with the results.

J. Malott provides the following comments in response to questions and concerns posed by the Committee:

- The pilot study is not focused on student housing but on the areas of Wards 1 and 2 as instructed by City Council.
- The pilot is being designed presuming that it will be rolled out citywide and will not be focused on any one particular type of housing other than rental units that are in buildings that contain one to four units.
- Consulted with the Town and Gown Committee as well as the University and the College who provided minimal comments.
- The pilot study is in the planning stage of the project.
- In terms of the metrics and how success will be evaluated, we will be counting the number of units deemed illegal.
- The exact metrics will be defined by the framework approved by Council through the by-law.
- The purpose of the survey was to evaluate those frameworks and not to evaluate whether or not a licence should be implemented because that has been decided by Council. The intention was to see what framework tools people felt were important; which were effective and whether there was a correlation between the issues that they experienced both in their frequency and levels of concern with which tools that they found were important or effective.
- In terms of the premise of the city, bearing the cost that was asked in the survey.
- The proposal that we bring forward to the city with their by-law as derived from the feedback from the survey, will include some option for varying levels of cost recovery which will be determined by Council.

In response to a question asked by J. Brunet regarding if the residential licensing will be voluntary, J. Malott responds that it is not and there will be a required licence.

The Chair thanks J. Malott for attending the meeting and for providing clarification to questions asked by the members.

The members articulate the following remarks subsequent to Administration's comments:

- HHAC's focus should be on increasing the number of rental units available, recognizing the lack of housing that is available and how does this initiative line up with that.
- Suggestion to provide a one-pager as additional information to Mr. Malott's report when it goes to the Environment, Transportation and Public Safety Standing Committee and Council.
- There is a need to have good quality rental housing along with available housing stock and HHAC'S position should be that they do not want the cost of the licence to be passed onto the tenants. Council should look for a mechanism to ensure that rental costs are not increased.
- Passing on the cost of the residential rental licence may put people out on the street and there needs to be a balance.
- Suggestion to cross-reference this initiative with the Housing Strategy to see if it lines up with what Council has already approved.

In response to a question asked by J. Zuk regarding if the Housing and Homelessness Department has provided feedback on this matter, D. Cercone responds that they have had an opportunity to provide feedback. Their biggest concern is passing on the cost to the tenants and the inclusion of social housing as a requirement of the licensing.

D. Cercone responds to the comment regarding the alignment with the Ten Year Plan, and adds that when they embarked on the Housing First Program in 2015 they stayed true to the model - the goal is to allow people to have their own one bedroom apartment. They are now looking at different ways of housing individuals for different reasons – affordability being one of the major ones that is a barrier at this time. She alludes to home sharing where friends share an apartment and split the cost of the rent. She adds that what is available for the low income and affordable housing population is not safe or livable in certain circumstances so the idea around a licensing regime will hold landlords accountable for their rental units.

J. Zuk states that on one hand we are very much advocating for an increase in the housing stock. She adds that in no way is HHAC condemning any initiative that is looking to hold landlords to account to improve the rental housing stock and this potential by-law is one way to make that happen through licensing. We need to advise the Standing Committee and Council that their job is to balance and to ensure that the landlords are held to account with maintaining rental costs and not putting in place anything that will drive up the rental costs.

K. Goz advises that we also have to look at room sharing – putting more than one individual in a unit in order to increase safety and to address that social inclusion piece.

The Chair asks members to volunteer to author a one-page report outlining the concerns relating to the Residential Rental Licensing Pilot Study, which will be forwarded to the Environment, Transportation and Public Safety Standing Committee and City Council. J. Zuk and A. Angelidis volunteer to outline the concerns of HHAC in a report.

L. Vachon asks if there have been conversations with the University of Windsor and St. Clair College regarding their responsibility for bringing international students to Windsor who have no housing. She notes there have been challenges for the students who did not receive assistance.

D. Cercone responds that when the announcement was made regarding bringing in international students, the College had an understanding that the city had a repository of information that the students could access which the city clarified that they did not. The city only discovered this through the number of students using Transit Windsor buses. Since that time, there has not been any formal ongoing communication with the College or the University from the perspective of their obligations to the students.

J. Zuk advises that the number one piece that HHAC is bringing forward is in municipalities in Ontario where Residential Rental licensing has been brought in, i.e. City of London, which directly relates to an increase in rent because the costs are passed onto tenants. HHAC is following the Ten Year Housing & Homelessness Plan and there are concerns with the possibility that this will increase rents.

Moved by J. Zuk, seconded by Mayor G. McNamara,

That a submission from the Housing and Homelessness Advisory Committee **BE SUBMITTED** to the Community Services and Parks Standing Committee and City Council identifying HHAC's concerns that the Residential Rental Licensing Pilot Study will increase rents in an already expensive rental housing market.

Carried.

4.2 Updates by Administration

4.2 Goal 1: Sustain & expand social housing & affordable housing supply Expiring Rent Supplements – Mitigating Strategy

As reported in September 2019 and again in September 2021, a number of Provincially funded RS/HA programs that are allocated to various priority populations including but not limited to chronic homelessness, survivors of domestic violence, survivors of human trafficking, youth, Indigenous Peoples and persons with disabilities are set to expire over the next 2 years as follows:

Program Name	Expiry Date	Current Households (at July 2021)	Approx Yearly Subsidy
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Investment in Affordable Housing (IAH)	March 31, 2022	82	\$ 460,000
Strong Communities Rent Supplement (SCRSP)	March 31, 2023	195	\$ 1,164,000
Investment in Affordable Housing (Ext) – (IAHE)	March 31, 2024	203	\$ 1,400,000
IAHE – Social Infrastructure Funding (SIF)	March 31, 2024	48	\$ 190,000
SIF – Anti-Human Trafficking (SIF-AHT)	March 31, 2024	17	\$ 111,000
Ontario Priorities Housing Initiative (OPHI – HA) (yearly allocation)	March 31, 2022	6	\$ 30,000
TOTAL		551	\$ 3,355,000

Housing Services has been meeting and working with Program Administrators who are contacting and meeting with tenants who have a rent supplement expiring on March 31, 2022 (IAH). All effected tenancies have been granted PII status on the Windsor Essex centralized waitlist.

Administrators are working with tenants to facilitate a transfer to another housing program, where available (Canada Ontario Housing Benefit, Windsor Essex Housing Benefit, RGI (social housing units)) to be effective April 1, 2022. It is expected the majority of affected tenancies will transition to a Windsor Essex Housing Benefit (WEHB In an effort to ensure households currently in receipt of an expiring rent supplement find a replacement subsidy, the WEHB program has been paused (new tenancies) in order to preserve funding for our expiring IAH rent supplement tenancies to transition to a WEHB effective April 2022.

Further meetings will be initiated in late 2022 to review and plan mitigation strategies for the remaining expiries (2023 and 2024). At this time, Housing Services is not aware of any replacement provincial/federal funding to offset the expiring programs noted above.

Currently there is a pause on offering any new rent supplements in Windsor Essex as the remaining funding streams are fully allocated. Housing Services is monitoring the rent supplement claims and funding streams on an ongoing basis and will work with rent supplement administrators on any changes moving forward. Housing Services, Sector agencies and AMO have been advocating to MMAH to seek a solution and on-going/new funding to offset these expiring programs.

Housing Services is preparing a report to further advise Council on the above expiries and mitigation strategies currently underway.

Capital Funding Opportunities

There have been a number of funding announcements from the provincial and federal government to help shift the focus from emergency response to long-term solutions. Updates are provided in the table below.

Funding Stream	Funding Ministry	Amount	Month Allocation Received	Notes
Social Services Relief Fund (SSRF Phase 3)	Ministry of Municipal Affairs & Housing (MMAH)	\$6.8 million	March 2021	<p>The Additional funding to Service Managers provided under SSRF Phase 3 is intended to support COVID-related protocols and additional operating expenses at emergency shelters, Housing with Supports Homes, H4 and other organizations that serve vulnerable populations.</p> <p>This funding also supported two capital projects:</p> <ol style="list-style-type: none"> 1) The purchase of a hotel to be converted to an emergency shelter for up to 32 women and 16 families. This will achieve key recommendations in the Windsor Essex Emergency Shelter Review approved by City and County Councils in the summer of 2020. Renovations are underway and the shelter will open in early 2022. 2) A supportive housing project that will add 29 units that has not yet been announced, .
Social Services Relief Fund (SSRF Phase 4)	Ministry of Municipal Affairs & Housing (MMAH)	\$7.7 million	August 2021	The Province announced the fourth and final phase of the Social Services Relief Fund with an allocation of \$7.7 million. The focus for this stream of funding is long-

				<p>term housing based solutions for homelessness and to ensure an orderly wind down of initiatives funded through the first three phases of SSRF.</p> <p>Administration submitted an investment plan to MMAH on Sept 15th, which was approved on November 12th. The investment plan outlined the anticipated operating and capital projects that are currently under review. These investments will provide, on the operating side, the continuation of COVID related expenditures in homelessness and housing support programs and will yield an additional 18 affordable units in the City and the County (units are not mutually exclusive to SSRF Phase 4 as some projects received more than one stream of funding). More details to follow after provincial announcements are made.</p>
Canada-Ontario Community Housing Initiative (COCHI)	Ministry of Municipal Affairs & Housing (MMAH)	\$573,700	August 2021	An additional funding allocation of \$573,700 to the COCHI program bringing the 2021-22 total funding to \$2,308,365 through the Community Housing Renewal Strategy to support community-housing providers.
Reaching Home: Canada's Homelessness Strategy	Employment & Social Development Canada (ESDC)	\$2.9million	August 2021	<p>Communities are encouraged to use these additional Reaching Home funds to:</p> <ol style="list-style-type: none"> 1. Extend emergency COVID-19 measures 2. Invest in activities that promote housing stability 3. Undertake activities to prevent future inflows into homelessness <p>As part of the business case communities must clearly describe planned investments in housing placements / stability as well as activities that will help prevent</p>

				<p>homelessness, given their importance in containing the spread of COVID-19.</p> <p>This funding represents a one-time in year enhancement.</p> <p>Funds must be fully spent by March 31, 2022</p> <p>These funds are planned for an expansion of affordable housing units, consulting and professional services for the Housing Hub, renovations, and furnishings for a supportive housing project. Further details to follow after federal announcements have been made..</p>
Rapid Housing Initiative (RHI) – Round 2	Canada Mortgage & Housing Corporation (CMHC)	Cities Stream	June	<p>The Canada Mortgage and Housing Corporation announced the creation of 4,500 new affordable housing units across the country with an additional investment of \$1.5 billion through a Round 2 of the Rapid Housing Initiative (RHI). These housing units will support Canadians who are in uncertain housing situations, experiencing or at risk of homelessness, or living in temporary shelters because of the pandemic.</p> <p>The City of Windsor as Consolidated Municipal Service Manager for Windsor and Essex County received a priority allocation of \$9,337,117 in Round 2 to create a minimum of 35 units of new permanent affordable housing as part of the Cities Stream. The City submitted an application for 3 projects, 2 in the City and 1 in the County that meet the minimum unit count requirement on August 31, 2021 All 3 projects were approved by</p>

				CMHC in October 2021. Details will be provided once federal announcements are made on the successful projects. The initiative targets rapid housing and delivery of units within 12 months. CMHC will contribute up to 100% of funding to cover eligible residential construction costs.
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5. Date of Next Meeting

The next meeting will be at the call of the Chair.

6. Adjournment

There being no further business, the meeting is adjourned at 11:45 o'clock a.m.

CHAIR

COMMITTEE COORDINATOR

The below briefing on the Community Housing Renewal Strategy is being provided to HHAC committee members in advance of the January 23rd meeting in order to allow committee members to review the funding envelope and programs available for 2022/23. Committee members are encouraged to bring forward questions and recommendations for investments that align with the goals of the Home Together, Windsor Essex Housing & Homelessness Master Plan and address the housing needs of Windsor and Essex County.

Overview of Community Housing Renewal Allocations for OPHI & COCHI 2022-23

2022-23 Fiscal Year Planned Funding Allocations – City of Windsor Program

Canada-Ontario Community Housing Initiative (COCHI)	\$2,426,040
Ontario Priorities Housing Initiative (OPHI)	\$2,225,200
Administration Costs	-\$232,562
Total Funding	\$4,418,678

Community Housing Renewal Strategy

In April 2019, the Province of Ontario released its Community Housing Renewal Strategy, a multi-year strategy representing three, three-year phased funding periods that leverage the nine-year federal government investments under the National Housing Strategy.

In May 2019, the City of Windsor’s Housing Services Department received a Transfer Payment Agreement, Program guidelines and funding allocations for the first phase of funding (2019-20, 2020-21, 2021-22) related to the requirements under the Canada Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI).

In August of 2021, MMAH confirmed the funding allocations for the first year (2022-23) of the second three-year funding period for Windsor Essex. Details of the funding allocations for year two and three (2023-24, 2024-25) of this phase of funding were not provided which results in short term program planning as opposed to strategic multi-year planning.

Ontario’s Community Housing Renewal Strategy - Canada Ontario Community Housing Initiative (COCHI)

The objective of the Canada Ontario Community Housing Initiative (COCHI) is to protect tenants in current programs with expiring operating agreements/mortgages and to begin to stabilize the supply of community housing through repairs, renovations and operating support. As well, the Initiative is to protect the affordability for households in social housing to support the repair and renewal of existing social housing supply (34 providers) and to expand the supply of community housing over time. COCHI funding provides an opportunity for Service Managers and housing providers to address the challenges associated with projects reaching the end of their operating agreements and/or mortgage maturity.

Windsor Essex’s 7,000 social housing units were built between the 1960s and 1990s. They are an essential part of the community’s affordable housing supply. While some social housing providers have accumulated capital reserves, they are often insufficient to adequately maintain the units.

COCHI funding is to:

- Be used solely in social and community housing;
- Protect, regenerate and expand social housing and to reduce housing need in social housing; and
- Preserve Urban Native housing units – no net loss of units; retained units improved through repair/capital replacement; and adequate affordability support.

The COCHI program components include:

- New Build with provincial approval
- Repair to social housing units
- Rent supplements
- Transitional operating funding for housing providers.

Canada – Ontario Community Housing Initiative (COCHI) Overview of Program Components

Program Component	Permissible Activities	Restrictions
New Build – Social Housing	<ul style="list-style-type: none"> • Contact Province for details, intentionally silent in the Program Guidelines due to the focus of funding on the protection and regeneration of current housing stock 	<ul style="list-style-type: none"> • New RGI units categorized as social housing units which differs from affordable units created through OPHI Rental Housing Capital • Creation of non-residential space is not an eligible expense • Private Developers alone are not eligible • COCHI will fund up to 75% of pro-rated share of the capital share of the RGI units in contrast to previous RHC programs where 100% of program units were eligible for funding to a max of \$150K / unit • Contributions by SMs and/or municipalities may include waiving or reducing development charges, planning approvals, applications fee, property tax exemptions, municipally owned land • Preference to projects with contributions by others; support small business; have support services in place
Repair – Social Housing	<ul style="list-style-type: none"> • Support community housing providers including LHCS 	<ul style="list-style-type: none"> • Used solely in Social / Community Housing • Rents at the low end of market 80% AAMR rents

HHAC Briefing (January 2022)

	<ul style="list-style-type: none"> For strategic capital repairs which preserve and extend the functional life span of the social housing supply Eligible work includes: Repair / replace core building systems (heating, cooling, water issues, leaking roofs, structural repairs, health and safety repairs and accessibility renos) 	<ul style="list-style-type: none"> Repairs must start within 120 days of the date of execution of the agreement and shall be completed by the end of the subsequent fiscal year All projects must remain affordable for 10 years following completion of repairs including a minimum of 5 years where they shall operate as Social Housing under the HSA. This requirement applies regardless of any operating agreement or mortgage obligations or agreements between the SM and housing provider
Rent Supplements	<ul style="list-style-type: none"> Must be made in an agreement between the SM and Housing Provider receiving funding under the operating component in relation to a project that meets the requirements of the program guidelines 	<ul style="list-style-type: none"> Must be fully allocated, and expended in year. Component is one year in length with no carry over permissible. In contrast previous rent subsidy programs were allocated over a 9-year operating period. Must be allocated to a social housing project, with priority given to Urban Native (social service agencies are precluded from this)
Transitional Operating Funding for Housing Providers	<ul style="list-style-type: none"> Asset management planning inclusive of BCAs and technical assessments of significant repair that must be addressed within identified timelines Business streamlining / operations analysis Enabling acquisitions and mergers of housing providers to improve operating efficiencies and economies of scale 	<ul style="list-style-type: none"> Expectation is that providers would use this funding to identify immediate areas of concern with the clear objective of reaching an operational and financial status that does not require ongoing gov't subsidy (ex. Consultants)

Ontario's Community Housing Renewal Strategy - Ontario Priorities Housing Initiative (OPHI)

The program guideline parameters for Phase I of OPHI is to address local housing priorities including affordability, repair and new construction. OPHI is modelled after similar, previously released provincial affordable housing programs, with the most recent being the Investment in Affordable Housing Extension (IAH-E). Additional features under OPHI that were not included under IAH-E include the addition of support services component and the eligibility of social housing under the Ontario Renovates Program.

The OPHI program components include:

- Rental Housing
- Homeownership
- Ontario Renovates
- Rental Assistance
- Housing Support Services

Ontario Priorities Housing Initiative (OPHI) Overview of Program Components

Program Component	Permissible Activities	Restrictions
Rental Housing Capital	<p>Project must be non-profit, municipal, co-operative developments or partnerships and be one of the following:</p> <ul style="list-style-type: none"> • New construction, including additions / extensions • Acq-Rehab • Conversion of non-residential buildings 	<ul style="list-style-type: none"> • Private Developers alone are not eligible • OPHI will fund up to 75% of pro-rated share of the capital share of the affordable units in contrast to previous RHC programs where 100% of program units were eligible for funding to a max of \$150K / unit • Up to 30% of the total available space may be used for non-residential purposes, including common areas and services used directly with the residential accommodation such as office space for support services providers. • Contributions by SMs and/or municipalities may include waiving or reducing development charges, planning approvals, applications fee, property tax exemptions, municipally owned land • Preference to projects with contributions by others; support small business; have support services in place
Ontario Renovates	<p>2 Components:</p> <p>Homeowner:</p> <ul style="list-style-type: none"> • Repair home to acceptable standards, while improving energy efficiency • Increase accessibility <p>Multi-Res</p> <ul style="list-style-type: none"> • Landlords of eligible affordable rental units and community housing to rehab units that require essential repairs and/or modify units to increase accessibility • Low to moderate income homeowners to create new affordable rental unit in existing single family home • Repair, rehab and improve existing shelters • Creation of affordable secondary suites in existing single family homes • Repairs and upgrades in social housing are eligible, able to complement OPHI and COCHI 	<ul style="list-style-type: none"> • Forgiveness: • Homeowner – 10 years • Multi-Res – 15 years <ul style="list-style-type: none"> ○ \$25,000 average/unit • Social Housing – see COCHI <ul style="list-style-type: none"> ○ No limit for \$/unit • Maximum funding per unit shall not exceed \$50,000 and an average of \$25,000/unit across the SM’s service area must be maintained Loan security is not required for Social Housing; only Homeowner and Multi-Res components require security (\$25K+ / promissory note \$25K-) • Rental projects must remain affordable for 15 years • Projects under the HSA must follow COCHI program Guidelines

HHAC Briefing (January 2022)

<p>Homeownership Downpayment Assistance</p>	<ul style="list-style-type: none"> • Aims to assist low to moderate income renter households to purchase affordable homes • New for OPHI: HOP may be provided to non-profit affordable home ownership providers during the construction phase of affordable ownership units to help providers secure and reduce the cost of construction financing. Funding limited to \$50,000/unit and must be secured on title to the lands. • All other criteria are similar to IAH(E) • Target groups should be in line with HHMP with consideration to households residing in social housing but whose incomes have increased and are paying market rent 	<ul style="list-style-type: none"> • Amount of downpayment assistance to each eligible purchaser will be determined by the SM to a max of \$50,000 • Total funding advanced by the SM must not exceed 10% of the sum of purchase prices for all units acquired by eligible purchasers – other than units acquired from non-profit homeownership providers as they are exempt from the calculation • SMs may wish to partner with non-profit affordable homeownership providers such as Habitat for Humanity • Current maximum house price limit is \$322,600
<p>Rent Supplement</p>	<ul style="list-style-type: none"> • Must be on or eligible to be on the CHR • Subsidy paid direct to a Landlord • Private, Non-Profit and Co-Op housing providers in non-RGI units 	<ul style="list-style-type: none"> • Must follow municipal procurement for 3rd party administrator • Must be fully allocated and expended in year. Component is one year in length with no carry over permissible. In contrast previous rent subsidy programs were allocated over a 9-year operating period • Fire and Building compliance required
<p>Housing Allowance</p>	<ul style="list-style-type: none"> • Must be on or eligible to be on the CHR • Subsidy paid direct to a tenant; can be paid direct to a Landlord upon tenant request • Private, Non-Profit and Co-Op housing providers in non-RGI units 	<ul style="list-style-type: none"> • Must follow municipal procurement for 3rd party administrator • Must be fully allocated and expended in year. Component is one year in length with no carry over permissible. In contrast previous rent subsidy programs were allocated over a 9-year operating period • Fire and Building compliance required • Must provide subsidy amount as determined by SM and indicated in the Investment Plan
<p>Housing Support Services</p>	<ul style="list-style-type: none"> • Case management • Disability support • Start up assistance including basic needs • Social engagement • Peer support, CRWs • Tenant support 	<ul style="list-style-type: none"> • Must not exceed a maximum 5% of total 3 year allocation • Can only be used to eligible tenants in existing social housing, affordable housing units created under previous programs, as well as those tenants established under OPHI .

Additional Considerations:

Social Housing Business Process and Asset Management Review

As authorized by City Council (CR376/2019), Housing Services issued a Request for Proposal in 2020 to hire a consultant to conduct and complete a fulsome review for social housing providers under the *Housing Services Act, 2011*. The successful proponent chosen for the review is Pretium Engineering Inc.

The purpose of this comprehensive review is to assist current federal and provincial reformed housing providers with the development of a strategic asset management plan and long-term governance structure. The City's Housing Services Division staff will primarily use the information proposed as a platform for a broader based risk mitigation strategy. The consultant is completing a Building Condition Assessment for each of the social housing providers in Windsor Essex. The information and data in the Building Condition Assessment will help to inform funding decisions under the Community Housing Renewal Strategy. The timeline for completion of the social housing business process and asset management review is March 2022.

Meadowbrook Development: Rent Supplement Allocation

The City of Windsor has committed, an annual rent subsidy allocation of \$240,000 from 2022 – 2028 dedicated solely to the Meadowbrook development. The annual funding will begin on occupancy of the units estimated to be August 2022. This funding will bridge the gap between the market rental rates of approximately 40 units and the tenant rental rates as determined by program parameters of the allocated funding. This allocation will be funded from the Community Housing Renewal Strategy funding allocation.

Housing First for Youth Program: Housing Support Services

Funding to continue to support Housing First for Youth (HF4Y) workers is an identified need in 2022-2023. Over the last 3 years the HF4Y program has been funded in part through the OPHI allocation with the existing contract scheduled to expire in March 2022. If this allocation not approved, there is a risk that housing instability will occur and potentially resulting in youth returning from housing into homelessness.

Program planning must be informed by the goals of the Home Together, Windsor Essex Housing & Homelessness Master Plan:

GOAL 1: Sustain and expand social and affordable housing supply

GOAL 2: Sustain and expand housing that is linked with supports.

Housing with Supports Program Review

HHAC Briefing (January 2022)

The Housing with Supports program provides subsidy payments for approximately 550 residents who live in 19 different homes across the Windsor-Essex region. Each home is under agreement with either the City or County, are expected to meet a set of operating standards, as well as the Lodging Home bylaw for homes located in the City. Residents with low income and who require support for activities of daily living

City Administration has engaged with a consulting firm to evaluate the Housing with Supports program in Windsor and Essex County with the goal of transforming the system to align with industry best practices and the 10 Year Housing & Homelessness Master Plan. The project is intended to improve outcomes for current and future residents by establishing a program that meets their needs and empowers them to move along the housing continuum toward more independent living, when ever possible.

Consultations will be held before the end of March 2022 with City and County administrative staff and elected officials, key community stakeholders, home administrators and staff, residents and their families.

The final report, which will be presented to City and County Councils, will offer an analysis of the current state, project future needs, and offer recommendations to improve this supportive housing program.

GOAL 3: Ending homelessness

2021 Windsor Essex Coordinated Point in Time Count

In March 2021, the City implemented its 3rd Coordinated Point in Time Count. It is important to note that during this time the region was responding to its largest COVID-19 outbreak amongst persons experiencing homelessness. As a result, shelter-based surveying could not occur therefore administrative data complemented the enumeration survey results.

Highlights from the 2021 Count include:

- 251 people are experiencing homelessness
 - 198 single adults (79%)
 - 14 families with 26 dependent children (16%)
 - 13 youth (5%)
- Gender:
 - 71% male;
 - 27% female;
 - 1% non-binary/gender queer
- 42% of the people experiencing homelessness need some time-limited assistance to get back into stable housing, 35% need highly intensive supports to stay housed. The remaining need a service delivery system that empowers them to end their own homelessness.
- Homelessness has grown increasingly chronic (6 mths or more in the last 12 months)
 - 75% single adults
 - 86% families
 - 77% youth
- 22% of people identify as Indigenous

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- Almost 2/3 of single adults and youth identified mental health concerns, another 2/3 of single adults identified substance use challenges and 1/3 of youth identified the same
- 56% of households identified staying in an emergency room at least once in the last 6 months
- 32% identified staying in hospital at least once in the last 6 months
- 42% identified interacting with police or law enforcement at least once in the last 6 months
- 20% identified going to jail or prison at least once in the last 6 months

Windsor Essex By-Names Prioritized List (BNPL) Data – December 2021

Monthly homelessness data		Outflow		Inflow				Balance Check		
Chronics	Month	Actively Homeless	Move-Ins	Moved to Inactive	Newly Identified	Aged-In	Returned from Inactive	Returned from Housing	Net Monthly Change	Balance Check
Past month for balance check static values	Nov-21	338	21	21	16	7	9	8	-2	
Current month dynamic formulas	Dec-21	342	21	30	30	9	6	10	4	Yes

Monthly homelessness data		Outflow		Inflow				Balance Check		
Veteran	Month	Actively Homeless	Move-Ins	Moved to Inactive	Newly Identified	Aged-In	Returned from Inactive	Returned from Housing	Net Monthly Change	Balance Check
Past month for balance check static values	Nov-21	0	0	0	0		0	0	0	
Current month dynamic formulas	Dec-21	0	0	0	0		0	0	0	Yes

Monthly homelessness data		Outflow		Inflow				Balance Check		
All Populations	Month	Actively Homeless	Move-Ins	Moved to Inactive	Newly Identified	Aged-In	Returned from Inactive	Returned from Housing	Net Monthly Change	Balance Check
Past month for balance check static values	Nov-21	463	41	32	48		10	9	-6	
Current month dynamic formulas	Dec-21	458	45	39	57		10	12	-5	Yes

Housing Hub Consultation

In July 2021, City Council approved Administration to engage with a consultant to collect, evaluate and analyze information as well as conduct community, participant and stakeholder consultations throughout the service area to complete a proposal for a Housing Hub. The consultation feedback will assist to inform design renderings of a proposed future space that is aligned with industry best practices and the 10 Year Housing & Homelessness Master Plan.

A final report will be presented to City and County Councils that will include a Community-Informed Feasibility Study and “What We Heard Report.”

GOAL 4: Address indigenous housing and homelessness needs.

GOAL 5: Reduce and prevent youth homelessness.

GOAL 6: Foster successful tenancies through community collaboration.

GOAL 7: Monitor report and evaluate.

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We thank you in advance for your review of the briefing document and look forward to the discussion at the January 23rd HHAC meeting.