

AGENDA

HOUSING & HOMELESSNESS ADVISORY COMMITTEE (HHAC)

held Tuesday, June 21, 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 March 22, 2022 – ***attached.***

4. Presentations

4.1 Working Together to Address Ontario’s Current Housing Crisis – Thom Hunt, City Planner

Letter from Thom Hunt, Chair Regional Planning Commissioners of Ontario dated February 11, 2022 regarding “Working Together to Address Ontario’s Current Housing Crisis” – ***attached.***

4.2 Trans Wellness Ontario

Melissa Carriere, Trans Wellness Ontario to provide a Presentation regarding poverty homelessness rejection and how that impacts the LGBTQ+ community

5. Business Items

5.1 Updates by Administration - *attached*

5.2 Updates from Member Organizations

6. Date of Next Meeting

7. Adjournment

Housing & Homelessness Advisory Committee

Meeting held March 22, 2022

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

Marina Clemens, Chair
Councillor Kieran McKenzie
Jessica Brunet
Fiona Coughlin
Warden Gary McNamara, County of Essex
Jim Steele
Leigh Vachon
Angela Yakonich

Regrets received from:

Judith Binder
Kathy Hay
Eric Hill
Joyce Zuk

Also present are the following resource personnel:

Kirk Whittal, Executive Director, Housing & Children's Services
Kelly Goz, Coordinator, Housing Administration & Development
Tina Moore, Coordinator Housing Administration & Development
Jennifer Tanner, Manager Homelessness & Housing Support
Jeannie Diamond Francis, County of Essex
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 10:02 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 Councillor McKenzie, seconded by Warden McNamara,
That the minutes of the Housing and Homelessness Advisory Committee of its meeting held January 25, 2022 **BE ADOPTED** as presented.
Carried.

4. Business Items

4.1 Residential Rental Licensing Pilot Study (RRL)

The Chair refers to the submission to Council regarding the Residential Rental Licensing Pilot Study from herself, J. Zuk and A. Angelidis and asks for comments from the Committee.

Councillor McKenzie indicates that it is important for HHAC to promote the availability of housing for those in need. He adds that the residential rental licensing is seeking to address the conditions under which renters are living and to look for ways to ensure and promote safety for people living in rental units. There are a number of bad landlords in our community and the RRL is one of the ideas that Council has brought forward to address that. He proposes some additional language to add to the submission to Council relating to safe tenancies.

F. Coughlin concurs with Councillor McKenzie that something has to be done to ensure safe tenancies.

J. Steele notes there has been discussion about losing rental stock, and he suggests that a statement that we continue to pursue ways to increase the affordable housing stock in addition to this pilot study be provided.

J. Tanner states that she along with K. Goz have had e-mail conversations with Jude Malott, Executive Initiatives Coordinator, regarding ways administratively to measure the impact (if possible) on people experiencing homelessness or at risk of homelessness.

Warden McNamara advises that we are in the position whereby there are advantages to the landlord and not to the tenant.

Councillor McKenzie suggests adding the following sentence to the RRL submission from HHAC to City Council – *“The Committee recognizes the need to ensure rental units in our community must be safe and in compliance with all applicable regulations.”*

The Chair expresses concern regarding the term ‘applicable regulations’ as some of the regulations are very restrictive even for landlords.

Councillor McKenzie responds that if the regulations are so restrictive, HHAC should be making recommendations to change those regulations.

Moved by Councillor McKenzie, seconded by F. Coughlin,
That the Residential Rental Licensing Feedback document provided by the Chair, A. Angelidis and J. Zuk **BE APPROVED** and **AMENDED** to add the following sentence provided by Councillor McKenzie – *“The Committee recognizes the need to ensure rental units in our community must be safe and in compliance with all applicable regulations.”*
Carried.

4.2 Updates by Administration

(a) Canada Ontario Housing Benefit (COHB) for 2022

T. Moore provides an overview of the Canada Ontario Housing Benefit for 2022 as follows:

- The Canada Ontario Housing Benefit is a federal provincial housing allowance program providing payment to low-income households, and the 2022 program is now accepting applications.
- The COHB is a monthly housing subsidy to assist low-income households with the ability to pay housing costs.
- This funding can assist with housing costs on or after April 1, 2022.
- The COHB is tied to the person or household, rather than the physical housing unit, allowing the benefit to move with the household province wide.
- The COHB’S purpose locally is to increase the affordability of rental housing for individuals and households in Windsor and Essex County.
- The estimated number of households to access a COHB 2022 is between 250 and 260 households based on the average monthly benefit that was seen in 2021. It is a significant allocation of \$1.2 million dollars.
- CHC is the administrator of the COHB.

(b) Review of the Housing with Supports Program

J. Tanner provides the following comments relating to the Housing with Supports Program:

- 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 Plan.
 - To date, nine consultations have been held with stakeholders from the health, justice, emergency shelters and homelessness sectors.
 - Separate consultations have been held with home administrators/owners, staff and residents and the consultants are now reaching out to elected officials to solicit their input.
 - The goal is to complete all consultation activities by the end of March 2022.
 - The final report will be presented to Windsor and Essex County Councils possibly in June 2022.

J. Diamond Francis advises that through a review of data, there is a large proportion of Housing with the Support residents in the County that are coming directly from homelessness and another large proportion that are coming directly from hospital. Some of these individuals would have been either at risk of homelessness prior to their hospital admission or experiencing homelessness. She adds that a follow-up report may be done if required to look at those resident profiles and at the data that has been collected.

(c) By Names Prioritized List Data – February 22

K. Goz provides the following update relating to the By Names Prioritized List Data:

- The numbers for the month of February 2022 have increased slightly, however, we are starting to see a lower number of households move into housing per month which is attributing to the increases. (472 experiencing homelessness in February 2022).
- Typically, we have seen 50-70 households move out of homelessness into housing per month which has led them to see decreases in homelessness.
- As they start to see less households move out of homelessness into housing, conversely will see that number of people in households experiencing homelessness increase over time.
- Not sure if February was an odd month or if this is the beginning of a trend because of our housing stock and housing availability has changed so drastically over the last year.
- Something for HHAC to pay attention to particularly if the residential rental licensing project is approved through Council.

Councillor McKenzie asks if there is a trend, HHAC should be contemplating what should be recommended to Council in terms of concrete steps to address those challenges.

K. Goz responds that over the last few months their department has seen many people displaced from their homes due to fires or events that were out of their control. Historically the teams through Windsor-Essex Housing Connections have housed folks in their own units. They have now started to shift to looking at doing home shares or bringing two people together to rent a two or three bedroom apartment to try to increase the affordability to the tenants.

J. Brunet asks how difficult is it for folks to navigate our system for someone who is not attached to intensive supports, or has a case worker that has the knowledge to help someone navigate the system. She questions if HHAC could discuss the ease and accessibility of navigating our system.

Councillor McKenzie asks Administration to respond regarding what HHAC can do to set a process in motion that is manageable from a work flow perspective but could provide information to make a recommendation to Council in terms of breaking down administrative barriers.

J. Tanner responds that some of the work is underway at this time. In 2021, City Council approved Administration to engage with Glos Arch + Eng Consulting to look at a housing hub model. The consultation is built on the success of the Homelessness & Housing Help Hub (H4) at Windsor Water World which was established as a COVID response but has fulfilled a need in the community. The consultation will explore what can be done for Windsor-Essex County on a permanent basis in terms of providing a centralized access point to help people find housing. The Consultants will identify potential locations, including what the physical structure of the building should look like in order to service people better and what partnerships will need to be brought in to assist in finding housing for people. The hub model and strategy will help improve navigation of the system, housing placements and how we address homelessness.

L. Vachon states that one of the limitations of HHAC is not cross-sectoral. Anecdotally from being on the front lines, the challenge is still our hospital systems and the way that psychiatric care is approached and asks if there are any updates around that. In terms of the housing and homelessness and what has been done at H4, the future of the hub is extraordinary. If the services do not exist to link people to, we will chronically fail and people will fail out of housing because they will not be receiving the mental health support that they need.

K. Whittal concurs with L. Vachon that this is an important issue because a few issues are being treated, however, the long term support that led to those folks to be successful in housing in some cases presents a challenge where the supports are later removed which then becomes a housing challenge.

The Chair advises that we have to understand the role of HHAC and adds that the homelessness component has only been added in the last four years to make the committee more relevant and to bring it under one umbrella.

J. Tanner states that upon receipt of the Consultant's report on the Housing Hub, a report to Council will be provided.

Councillor McKenzie proposes that Administration provide a report back to HHAC on ways to improve access to housing and homelessness supports by addressing administrative barriers and asks for comments from HHAC.

J. Tanner responds that what Councillor McKenzie is proposing is doable with one change – “to reduce administrative burdens”. Part of what will improve access has to do with partnerships and connections with other sectors and other agencies. The focus, she suggests, should not be on efficiencies or reducing administration but more broadly on how can we improve homelessness and housing supports.

Councillor McKenzie states he is looking for what falls within HHAC's immediate span of control to promote some of the objectives of HHAC.

K. Goz remarks that there is a need to talk with tenants or perspective tenants on what they see or perceive to be barriers. Reducing an administrative barrier sometimes from an administrative side seems like it is “our barriers” but it is about reducing barriers for tenants to access homelessness and housing supports. It should be focused on the person or the household and not on housing administration.

J. Brunet suggests wording relating to improving the navigability of accessing our system. Supports and services are one thing, but knowing how to navigate the system is very important.

J. Diamond Francis indicates that whatever language is used, that it is clear that this refers to Windsor-Essex County because if we are talking about accessibility issues, it is compounded in the County. It is more difficult for County residents to access any type of housing and homelessness service at the present time.

K. Whittal refers to the 10 Year Housing & Homelessness Master Plan and adds that the strategies being discussed are already part of the Plan.

The Chair concurs with K. Whittal that most of what is being discussed is in the 10 Year Plan and suggests reviewing the Plan as a Committee and to bring back points that need to be strengthened. She adds that the 10 Year Plan is included in HHAC's mandate.

J. Tanner responds states that they are always striving for continuous improvement and achieving the goals and the strategies in the Plan. The work that they are doing in terms of reducing homelessness is guided by Built for Zero Canada. She

suggests that if HHAC wants see improvements in how the system is navigated, it may want to identify this as one of its priorities,.

J. Brunet asks as a HHAC member, is she able to work on an improvement project regarding navigation of the system. If so, she volunteers to undertake this improvement project. She adds that this will work in conjunction with the Master Plan. The data to be collected could be as simple as let's follow someone through the system when they arrive at a shelter; where do they go, and how many times do the intake forms switch hands.

Councillor McKenzie suggests that HHAC at its next meeting, review the 10 Year Housing & Homelessness Master Plan and pick out those pieces that need to be reinforced and emphasized as areas of focus as Council needs to be challenged and to implement the 10 Year Master Plan.

Warden McNamara advises that the role of any committee (in particular with stakeholders), is critical in dealing with day-to-day operations of our communities. There should be an opportunity for committees to challenge Council and Administration. He remarks that there will be an additional crisis on housing due to the tens of thousands of Ukrainians who will be coming to our communities soon.

The Chair suggests that the Committee at its next meeting, review the 10 Year Housing & Homelessness Master Plan to determine the gaps and to take a look at the navigation piece.

K. Whittal advises that Administration reports annually to Council on the progress of the 10 Year Housing and Homelessness Master Plan.

L. Vachon refers to the spirit of what Councillor McKenzie and Warden McNamara are saying and perhaps we should ask Administration what they need from HHAC in order to support them.

F. Coughlin responds that we do not need Administration to provide their recommendations; the recommendations have been provided in the 10 Year Housing & Homelessness Master Plan.

K. Whittal remarks that the 2021 Annual Report for the Housing & Homelessness Master Plan will be provided by the end of June 2022. He notes that the strategies will be on target or not on target. He suggests providing the 2020 Annual Report to HHAC to look at the strategies as a way of analyzing what might be the priorities for the Committee.

K. Goz responds that the draft Annual Report is provided to HHAC with an opportunity to provide feedback. Additionally, HHAC is copied on the more fulsome report that goes to both County and City Council along with the progress on the work plan identified in the 10 Year Housing & Homelessness Master Plan.

The Chair responds that over the years she has attended Council on numerous occasions to speak to the Housing & Homelessness Master Plan and the notable gaps were provided to previous members of Council. She concurs that the draft annual reports are provided to the Committee, however, with very little input from the members. She requests that J. Brunet provide a navigational stream to identify the gaps. She asks that the 2020 Annual Report be provided to HHAC (along with the gaps identified) and some of the items that will be included in the 2021 Report.

F. Coughlin challenges HHAC members to report back at the next meeting on what each service provider has done as it relates to the goals outlined in the Housing & Homelessness Master Plan.

J. Tanner responds that it is a direction that Administration has been trying to incorporate and this specific plan was written as a community plan. For example, Administration tries to reflect the successes and the achievements of numerous organizations in terms of building affordable housing, not just City-led projects

4.3 Updates from Members Organizations

J. Steele advises the Windsor Essex Community Housing Corporation had applied under the Rapid Housing Initiative under Goal #1 to increase supply. The work on homelessness has been good in the last three or four years and have done a good job as a community to identify where the homeless folks are. There will always be room to navigate better but have been increasing those numbers and overall the 10 Year Plan pulls it all together for them. We need to press Council to support the addition of more rent supplement units until more affordable housing can be built and the supply is increased. As there are many barriers for the applicant to get through the systems, there are also many barriers for the providers.

5. Date of Next Meeting

The next meeting will be held in May 2022 on a day and time to be determined.

6. Adjournment

There being no further business, the meeting is adjourned at 12:03 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR



Regional Planning Commissioners of Ontario

Please direct all correspondence to the office of the Chair

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February 11, 2022

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park, 17th Floor
777 Bay Street
Toronto, Ontario
M5G 2E5

Re: Working Together to Address Ontario's Current Housing Crisis

Dear Minister Clark:

On behalf of the Regional Planning Commissioners of Ontario (RPCO), I am writing to share some of our key insights and to offer our assistance in further addressing the housing crisis facing Ontario today. We are excited to hear about your intention to realize progressive and pragmatic change, and we support your view that now is the time to act. **Accordingly, we are requesting the opportunity to join your Provincial housing affordability and other implementation tables to help effect real change.**

RPCO is an organization whose members provide planning services and give planning advice to municipal Councils who represent over 75% of Ontario's population. As such, we are fully engaged in housing matters on a daily basis which are urban and rural; northern and southern; small town and big city. We understand the criticality of supply, as well as the many associated complexities that influence it. We feel strongly that more direct municipal involvement through RPCO can further strengthen this important work.

We respect the fact that you have been the Mayor of Brockville, President of the Association of Municipalities of Ontario and a municipal Chief Administrative Officer, and thereby have a hands-on understanding of the challenges and opportunities of municipal service delivery.

It is our intention to address the final report and recommendations of your *Housing Affordability Task Force*, but we felt it was incumbent on us to first identify (through this letter) a series of inter-related matters that highly influence housing affordability in Ontario. As you have noted, there are many levers that can greatly affect Ontario's housing stock. Accordingly, we offer some of our initial ideas below (in summary form) on making progressive actions toward greater affordability through supply, followed by four key influences on supply: process, regulatory reform, innovation and alignment. We briefly address each below.

Supply: A Simple Concept Influenced by Many Levers

We understand that much of your work focuses on increasing the supply of housing. With 444 municipalities across Ontario, supply and market conditions are highly variable. Furthermore, the disaggregation of housing into categories like affordable ownership and rental, the “missing middle”, and “move-up” housing makes the conversation even more complicated. We do appreciate that adequate supply must be in the pipe. As an example, one of our RPCO member municipalities has over 50,000 new housing units in registered and draft-approved plans of subdivision (a ten year supply based on historical new unit absorption), for which the applicants can clear conditions now and proceed to construction.

Beyond a focus on increasing the supply and approval of new housing units, we encourage you to consider other factors or levers that have direct and compelling impacts on the supply of shovel-ready and affordable land. These include the controlled and gradual release of land for development (by a relatively small number of major land holders), historically low interest rates, carrying costs, shortages of skilled labour, the increasing cost of materials and labour, and product shortages. Such factors or levers can create tangible hindrances or benefits, as developers work diligently to project manage, especially to bring finance, infrastructure and construction elements together into an achievable development plan.

Housing has become a commodity fueled by investment, blind bidding wars and speculation. We are heartened by your Government's efforts to increase the supply of skilled labour, and to both create and strengthen domestic supply chains within the Province.

Rental supply possesses its own unique challenges. Keeping rental housing affordable alone is very difficult. We appreciate that landlords are faced with significant costs such as inflation, life cycle capital replacement, and tenants in rental arrears. Tenants can be faced with such realities as evictions for renovation, and condominium conversion. It is our experience, however, that landlords and tenants alike struggle with the inefficiency of the *Landlord and Tenant Board*. The ownership of rental housing has also become increasingly concentrated amongst a few large business entities in Ontario (e.g. REITs), and the long term implications of concentrated ownership need to be fully understood.

Recently, Ontario has made major investments in transit as a means of both moving people and shaping communities. Development opportunities abound to further intensify in transit corridors and evolving urban centres, and (new) employment creation is a critical factor in these areas as well. We see the development of ownership housing in small, modestly built plans of condominium and with minimal common elements as one means of helping people achieve another form of affordable home ownership. We support further intensification in built up areas (e.g. “gentle intensification” like the second units already mandated by the Province), and will provide greater detail when we submit our response to the recommendations of your *Housing Affordability Task Force*.

Key Influences on Supply

a.) Process: Continuous Improvement By All Approval Authorities

The 444 municipalities across Ontario are highly varied in terms of resources and expertise to process development applications. Accordingly, we appreciate the announcement of the *Streamline Development Approval Fund*, which is to be made available to the 39 largest municipalities. Many RPCO members are requesting access to the fund, but it would be worthy of consideration to extend additional support to all municipalities. While RPCO members already undertake efficiency process reviews using tools such as *Lean*, and actively engage project managers to help plan, monitor and measure progress, this is not always the case in lesser-resourced municipalities. That said, we certainly acknowledge that there is always room for improvement.

We would also encourage you to ensure that Provincial Ministries and agencies who are circulated municipal development applications for comment are also being as efficient as possible in meeting local deadlines for the completion of reports that Councils rely on to make decisions. We do acknowledge the many reforms to the *Environmental Assessment Act* process in past years that have made tangible benefits to the development and infrastructure review process.

b.) Regulatory Reform: Making Good Changes without Unintended Consequences

We are in the process of reviewing the many regulatory reforms outlined in the draft report of your *Housing Affordability Task Force*. At this stage, we can see real opportunity some of these, including more as-of-right permitted uses in zoning by-laws that are in need of updating.

We would caution you around reductions or forgiveness in matters of development charges (DCs) and parkland dedication. Development charges are strictly regulated to support investment in growth-related net capital costs and are critical municipal financing tools. We have also seen, especially through the pandemic, the importance of parkland, including significant localized shortages in Toronto. We are all concerned that regulatory reform does not result in regressive unintended consequences.

RPCO remains concerned about the appeal process through the Ontario Land Tribunal (OLT). Regardless of circumstances, most people would agree that the OLT is costly, can take a great deal of time to complete, and creates uncertainty amongst all parties (let alone taking local decisions out of the hands of communities). We urge your Government to revisit this appeal process, which in many instances appears to be founded more on a variety of protracted legal arguments than on a scoped and pragmatic application of good planning principles through efficient case presentations. Further scoping to restrict the types of applications that can be appealed and by whom (e.g. to circumvent “NIMBYism”) should also form an important part of the conversation. With municipalities now fully engaged in updating Official Plans that will conform to Provincial Plans and policies, removing the right to appeal local Official Plans would provide valuable certainty for landowners and set clear expectations for growth and development in communities. Protracted Official Plan appeals add years of delay to the supply of planned growth and new housing units.

The issue of tax policy for investment housing and foreign ownership has arisen in recent years as well. These aspects should be carefully examined now, as investment housing also creates a supply of rental units. Provincial funds generated from an affordability tax or the current *Non-Resident Speculation Tax* could be earmarked to affordable housing investments in the municipality in which they are collected.

c.) Innovation: Thinking and Acting Beyond Outdated Norms

The term “innovation” can be defined as “inventing anew, or as if anew”. This is an interesting perspective in that innovation may include revisiting former practices.

Members of RPCO have seen an increased polarity between regulators and developers. It occurs to us that home builders are the most prolific in building new housing in volume. Perhaps it is time to engage the industry in building affordable housing of many forms through public-private partnerships, and incorporating a fair and reasonable return on investment. This could include building on surplus municipal and provincial lands and developing on lands or building units purchased by municipalities. Municipalities and developers have previously enjoyed more collaborative working relationships.

Tiny homes and community land trusts are increasingly being explored and, in some cases, piloted. Laneway housing and garden suites need to be examined in an as-of-right zoning context (gentle intensification). Funding to kickstart public-private partnerships or community land trusts that take housing out of the speculative market would be another way to address the currently over-elevated commoditization of housing.

Incentives for housing features such as net zero heating and cooling, environmentally friendly elements, and higher quality materials that will last much longer than *Building Code* minimums need to be encouraged, or even required. Reliable wireless networks should also be considered essential infrastructure, especially as work from home becomes more of a norm across Ontario. Incentives for the use of “made in Ontario” products and services could also bolster the Province’s domestic supply chain and our economy.

d.) Alignment: Creating Velocity for Change at Scale

Success can be achieved when all levels of government are aligned. Our experience has been that the public does not expect perfection, but it does expect best efforts to improve their quality of life. Whether it is through affordable housing, stemming the costs that result from high levels of unemployment, or addressing burgeoning health care demands, it is incumbent on the public sector to work together to be its’ most efficient and effective.

We see a variety of opportunities that could be realized through Federal-Provincial-Municipal partnerships, such as matching home ownership savings plans, and tax policy reform to further incent or even fully fund the development of high demand products such as new affordable rental housing that is substantially below average market rents (i.e. more than 20% below). It is also important that governments are mindful of specific types of housing that it may need to always be directly involved in (e.g. rental housing for the lowest income households) through major subsidies or through full public and not for profit ownership, and also including the opportunity for public-private partnerships.

Finally, we remain concerned that actions taken today are sustainable. How do we keep affordable housing affordable? How do we ensure that resources are given to addressing housing challenges well into the future? How do we scale up these changes to benefit thousands of households? This may require us all to effect significant shifts in our priorities.

In Closing: Our Request to Join Your Provincial Action Tables

Members of RPCO appreciate the priority that is being given to housing matters in Ontario. Many developers also tell us that super-heated markets create as many headaches as opportunities, and that they would prefer a more consistent market over one of extremes.

In this work, context is imperative, as housing is not only about supporting the social well-being of our citizens. We appreciate that the availability of a diverse range of housing, including many forms of affordable housing, is foundational to Ontario’s economic prosperity, especially in attracting and keeping a talented and engaged work force, and supporting entrepreneurship. Supporting the health of our natural environment remains an overarching imperative.

Our members encourage your Government to look at all the factors that influence housing affordability as it relates to supply. We look forward to realizing material gains in addressing our current housing crisis. **RPCO requests the opportunity to be an active member at your implementation tables, including housing affordability and other reform initiatives to develop short term, actionable plans that will directly benefit Ontarians.**

We trust these comments are helpful, and we look forward to advancing this important work with you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thom Hunt".

Thom Hunt, Chair
Regional Planning Commissioners of Ontario

Cc

Ms. Kate Manson-Smith, Deputy Minister, MMAH
Mr. Jake Lawrence, Chair, Ontario Housing Affordability Task Force
Mr. Jamie McGarvey, President, AMO
Mr. Jae Truesdell, Office of the Premier
Mr. Ed Archer, RSTCAO Chair
RPCO Members

HHAC June 2022 Housing Services' Updates

Goal 1: Sustain & expand social housing & affordable housing supply

2022 Canada Ontario Housing Benefit (COHB) Applications for Windsor Essex

The Canada-Ontario Housing Benefit (COHB) is a federal-provincial housing allowance program providing an income-tested, portable housing benefit (PHB) payment to low-income households. The COHB is designed to help increase affordability of rental housing for eligible households that are on social housing waiting lists. Approved applicants under this program must consent to being removed from the social housing wait list. The City of Windsor estimates the 2022-23 COHB allocation has the potential to assist approximately 250 to 260 households.

The Ministry of Municipal Affairs and Housing (MMAH) released the 2022-23 COHB application on May 4, 2022 which was later than anticipated, and will assist with housing costs on or after May 1, 2022 not April 1, 2022 as previously reported. Within days of the release COHB staff began working to process COHB applications for residents of Windsor and Essex County.

2022 Ontario Renovates – Social Housing Repair Program (OR-SHRP)

Applications for the 2022 Ontario Renovates Social Housing Repair Program (ORSHRP) have been distributed to Social Housing Providers in Windsor and Essex County.

- The City of Windsor engaged an external consultant to conduct operational reviews and building condition assessments (BCA's) for the social housing providers.
- Applications received for the upcoming 2022-23 OR-SHRP Program, will be evaluated in conjunction with the Building Capacity Assessments (BCA's) completed by Pretium. The BCA reports have been shared with all of the Social Housing Providers in an effort to assist them in identifying and prioritizing the repairs required. Items identified within the BCA, will take priority when applications are considered and are subject to Service Manager discretion and available funding.
- Applications with the accompanying quotes are due to our office on or before July 15, 2022.
- This initiative aligns with our Housing and Homelessness Plan (HHP) Goal 1: Sustain and Expand Social and Affordable Housing Supply; Strategy 1.6 (Page 17) which refers to conducting a review of the current social housing stock to determine the current and future state of repair and leverage government funding to support capital repair, replacement and upgrading of major building components for social housing as well as the City of Windsor HHP target to repair, on an annual basis, an average of 30% of social housing stock. (Page 14)

Current & Future Capital Funding Streams

The province has released another round of **Social Services Relief Funding (SSRF, Phase 5)**, and provided the Service Manager with a total allocation of \$3.4 million. City Administration has submitted an investment plan to the Ministry of Municipal Affairs & Housing and is awaiting approval of its plan to utilize \$1.37 million for operating costs, including the continuation of the COVID Isolation & Recovery Centre for people experiencing homelessness, and \$1.92 million in capital funding to create new affordable housing in Windsor and Essex County. Any announcements about these projects will come directly from the provincial government.

HHAC June 2022 Housing Services' Updates

The Canada Mortgage and Housing Corporation (CMHC) is the lead in delivering National Housing Strategy Initiatives over the next 10 years by offering funding opportunities for new construction and repair/renewal to local private and non-profit organizations with the purpose of increasing the housing stock, or sustaining the existing affordable housing supply. An announcement for Round 3 of the **Rapid Housing Initiatives (RHI)** is imminent and will be reported as program details are available.

On September 21, 2020, the Government of Canada announced round 1 of the Rapid Housing Initiative (RHI), a \$1 billion program to help address urgent housing needs through the rapid construction of affordable housing. In June 2021, CMHC 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.

As part of round 2 RHI, 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 and all 3 projects were approved by CMHC in October 2021 with projects currently underway anticipated to be complete by the end of 2022.

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

New Supportive Housing

COVID-related capital funding from upper levels of government was utilized to provide funding to Assisted Living South West Ontario (ALSO) to purchase and renovate a building to create 29 new supportive housing units. This facility will begin intakes in July.

Goal 3: Ending Homelessness

Windsor Essex By-Names Prioritized List data for May 2022.

HHAC June 2022

Housing Services' Updates

<u>Monthly homelessness data</u>		Outflow				Inflow			Balance Check		
Chronic		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		Apr-22	347	28	23	12	6	14	7	-12	
Current month dynamic formulas		May-22	360	30	24	22	5	10	30	13	Yes

<u>Monthly homelessness data</u>		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		Apr-22	1	0	0	0		0	0	0	
Current month dynamic formulas		May-22	2	0	0	0		0	1	1	Yes

<u>Monthly homelessness data</u>		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		Apr-22	439	54	34	32		16	12	-28	
Current month dynamic formulas		May-22	463	36	37	50		12	35	24	Yes

Housing Hub Consultation

In July 2021, City Council approved a report (C 98/2021) in which Administration presented a Housing Hub Vision, that aims to build on the success of the Homelessness & Housing Help Hub (H4) and create a permanent space where people at risk of homelessness or experiencing homelessness can go for housing help and a variety of other services such a health, mental health and addictions supports. The hub vision also includes onsite permanent affordable housing and a flexible space that can be used in response to civic emergencies.

City Administration engaged with Glos Arch + Eng to conduct community consultations with key stakeholders, elected officials and service users which was completed in late 2021. Glos has also identified what physical space would be required for the Housing Hub and preliminary construction / renovation cost estimates. The final report will be presented to City Council this summer, and a copy will be provided to HHAC and the County.

New Emergency Shelter for Women & Families

As previously reported to HHAC, COVID-related capital funding from the provincial and federal levels of government was allocated to the purchase of a hotel and renovations to convert it to an emergency shelter. The renovations are now complete and the Welcome Centre staff are onsite getting things set up to begin welcoming women and families at the end of June. This facility will be the first family shelter in the community, offering up to 20 rooms for families, and the capacity to accommodate up to 32 single women. It will also be the first pet friendly shelter in Windsor-Essex when the Welcome Centre begins its pet intake process later this summer.