

AGENDA
HOUSING & HOMELESSNESS ADVISORY COMMITTEE

held Tuesday, September 17, 2019
at 9:30 a.m.
Room 140, 350 City Hall Square West

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

2. Disclosure of Interest

3. Adoption of Minutes

Adoption of the minutes of the meeting held June 6, 2019 – ***attached***.

4. HAC's Workplan

Discussion to determine HAC's Workplan for the remainder of 2019 and beyond.

5. Updates from HHAC Members

Opportunity for members to share information on their organization or activities related to housing and homelessness sector successes, challenges and opportunities, ie. Centralized Waiting list; Rent Supp program; Lack of affordable rental units etc.

6. Update from Reaching Home Community Advisory Board (CAB)

7. Inclusionary Zoning Update

Information relating to Bill 108 (Schedule 12) – The Proposed More Homes, More Choice Act: Amendments to the Planning Act – *attached*.

8. Business Items

8.1 *Overview of Housing and Homelessness Programs and Services in Windsor Essex County*

- Windsor Essex Federal Provincial 2019 Housing Program Allocations & Take-up – *attached*.
- Rent Supplement/Housing Allowance Program Summary – *attached*
- Impact of Expiring Rent Supplement Units – *attached*.
- Windsor-Essex Community Progress Indicators – *attached*.

8.2 Update - Legislated Five-Year Update of the 10 Year Housing and Homelessness Plan & Emergency Shelter Review

9. Date of Next Meeting

To be determined.

10. Adjournment

Housing Advisory Committee
Meeting held June 4, 2019

A meeting of the Housing Advisory Committee is held this day commencing at 9:30 o'clock a.m. in Room 140, 350 City Hall Square West, there being present the following members:

Marina Clemens, Chair
Councillor Kieran McKenzie
Jessica Brunet
Fiona Coughlin
Phil Dorner
Kathy Hay
Eric Hill
Jim Steele
Leigh Vachon
Angela Yakonich
Joyce Zuk

Regrets received from:

Gary McNamara, Mayor of Tecumseh
Anna Angelidis

Also present are the following resource personnel:

Debbie Cercone, Executive Director of Housing & Children's Services
Chris Aspila, Planner III
Greg Atkinson, Planner III Economic Development
Joe Baker, Manager of Permits, Deputy Chief Building Official
Judith Binder, CMHC
Jeannie Diamond Francis, County of Essex
Kelly Goz, Coordinator, Housing Administration & Development
Tina Moore, Coordinator, Housing Administration & Development
Jennifer Tanner, Manager, Homelessness & 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:

2. Disclosure of Interest

None disclosed.

3. Adoption of the Minutes

Moved by J. Steele, seconded E. Hill,
That the minutes of the Housing Advisory Committee of its meeting held April 16, 2019 **BE ADOPTED** as presented.
Carried.

4. Business Items

4.1 Secondary Suites – Update on the Take-up

C. Aspila explains the issue of secondary suites has become more of an operational matter and states the Building Department will now take the lead. He adds to date, the Building Department has issued 7 permits for secondary suites, and notes that no permits have been issued for ancillary units.

J. Zuk states part of the impetus was to address the stock of affordable housing and asks if there have been efforts to promote secondary suites. C. Aspila responds that the Planning Department has produced brochures identifying three ways to undertake a secondary suite.

C. Aspila advises Bill 108, More Homes, More Choice Act, 2019 renames secondary suites to Additional Residential Units and adds the Bill has not yet received Royal Assent.

T. Moore indicates the Housing Department will initiate a Secondary Suites Program in the Fall 2019 through Ontario Renovates and the Revolving Loan Fund. She will report back to HAC regarding the take-up in this program.

P. Doran suggests information relating to the secondary suites program be provided to the Real Estate Board as they have on going educational classes for the realtors. D. Cercone responds she will coordinate and liaise with other departments to develop a secondary suite package to provide to the Real Estate Board.

Joe Baker advises he is working with Greg Atkinson, Planning Department to provide messaging to the public regarding the logistics required to create a secondary suite.

In response to a question asked by Councillor McKenzie regarding the cost to construct a secondary suite. J. Baker responds it depends on the age of the home but the average cost is approximately \$15,000 to \$20,000. He notes there may be potential development charges.

Moved by A. Yakonich, seconded by Councillor McKenzie,
That the verbal update relating to the take-up of the Secondary Suites program **BE RECEIVED.**
Carried.

4.2 10 Year Housing & Homelessness Master Plan – Update

K. Goz provides the following update at it relates to the 10 Year Housing & Homelessness Master Plan:

- The Ministry of Municipal Affairs and Housing granted an extension to Service Managers to submit the Legislative 5 Year Review of the 10 Year Housing & Homelessness Plans to December 31, 2019.
- From January to February 2019, the following activities were completed:
 - Workshop – 90 participants
 - Focus Groups with individuals with lived experience – 27 participants
 - Small Group Discussions – 108 participants
 - Questionnaires with Members of Council – 3 participants
 - Telephone interview with Service Providers – 4
 - Online Survey – 1,449
- From March 2019:
 - Draft targets and strategies presented to HAC, Windsor Essex Community Advisory Board and Homeless Coalition Windsor Essex County
- Final Plan and report to Council in the Fall 2019. Once approved, to be submitted to the Ministry to comply with legislative requirements.

4.3 2018 Annual Report to the Community on the 10 Year Housing & Homelessness Master Plan

K. Goz advises HAC has been provided with the first draft of the Annual Report and adds there have been further two revisions to the document. She notes the report summarizes the results achieved over 2018 and provides 5 years of comparative data to highlight the achievements made by the community to date. She encourages HAC to provide comments or suggestions to her by the week's end.

In response to a question asked by J. Brunet regarding if any of the units in the Meadowbrook Development have been designated to individuals on the By-Names List, D. Cercone responds that the building will be mixed income and that a total designation to the By-names List would pose a challenge.

Moved by F. Coughlin, seconded by L. Vachon,
That the update relating to the 2018 Annual Report to the Community on the 10 Year Housing & Homelessness Master Plan **BE ACCEPTED**.
Carried.

4.4 Province of Ontario Community Housing Renewal Strategy

T. Moore advises Ontario's Community Housing Renewal Strategy is focused on affordable housing for low-income households and the non-profit, co-operative and municipal housing sector.

In terms of the Community Housing Renewal Strategy, the following represents the outcomes, key priorities and focus:

- Repairing and increasing the supply and mix of well-maintained housing that meets people's needs.
- Providing opportunity for people to live in housing that meets their needs and supporting them to participate in the economy and their community
- Increasing efficiency in the system by removing red-tape, improving coordination and helping providers offer sustainable housing.
- A multi-year strategy, starting with these priority actions over the next few months:
 - Implement flexible new programs that can respond to different needs across Ontario's diverse communities and can leverage federal funding under the National Housing Strategy
 - Create safer communities
 - Improve waiting lists and help those in need
 - Simply rent-geared-to-income rules
 - Create incentives for community housing providers to continue to provide housing and become more sustainable.

The Chair refers to the e-mail sent to HAC relating to the “Community Housing Renewal Strategy and Consultation on Proposed Regulatory Changes”. She indicates as part of the Community Housing Renewal Strategy, the Province is proposing to amend regulations related to safer communities, improving waiting lists, helping those most in need and simplifying the rent-geared-to-income rules. The Province has requested feedback relating to these proposed regulatory changes by July 1, 2019.

K. Hay reports she will be sending a letter as a tenant representative as there is a dire need to reduce the number of people on the waiting lists.

T. Moore refers to the following two new programs to be launched in 2019-20 whose funding streams are stackable programs:

- **Canada-Ontario Community Housing Initiative (COCHI)**
 - Will provide funding to Service Managers to reduce the federal Social Housing Agreement funding that expires each year, beginning April 2019.
 - This funding can be used by Service Managers to repair, regenerate and expand community housing and to protect affordability support for tenants.
 - Managers will be required to give priority to indigenous housing providers under the Urban Native program.

- **Ontario Priorities Housing Initiative (OPHI)**
 - Will provide flexible funding to all 47 Service Managers and the two Indigenous Program Administrators to address local priorities in the areas of housing supply and affordability, including new affordable rental construction, community housing repair, rental assistance, tenant supports and affordable homeownership.
 - **Under the Ontario Priorities Housing Initiative, housing providers can dedicate a percentage of spending for supports that will keep people housed and prevent homelessness. Up to a 5% cap over the entire three years.

J. Zuk suggests “rent supps” and the possible risk in four years be discussed at the next meeting. She adds the homelessness strategy is moving people into market rents.

J. Zuk leaves the meeting at 10:45 o’clock a.m.

Councillor McKenzie adds if the subsidies are lost for affordable housing, he notes no amount of stock will be able to replace the number of subsidies.

J. Binder requests a review of the affordable housing allowance be discussed at the next meeting.

4.5 Province of Ontario Housing Supply Action Plan

T. Moore reports the intent is for the Housing Supply Action Plan to complement the Community Housing Renewal Strategy. The Five Point Plan is as follows:

- **Speed:**
 - Cut red tape and paperwork
 - Changes to the Planning Act (proposed) to speed up local planning decision and make the appeals process more efficient
 - Communities to implement planning permit systems and streamline approvals to 45 days.
 - Make building secondary suites easier (exemption from development charges)
 - Upfront development costs should be easier to predict.
- **Cost:**
 - Permits, government approvals and charges by municipalities
 - Home ownership – better consumer protection
- **Mix:**
 - Making it easier to build different types of housing
 - Approvals and streamlining processes.
 - Build varying house sizes close to transit
- **Rent:**
 - Protect tenants and make it easier to building rental housing
 - Exempted new rental units from rent control – to encourage new construction
 - Postpone development charges until buildings are rented
 - Landlord Tenant Board – recruitment of adjudicators
- **Innovation:**
 - Creative Approaches
 - Tiny houses
 - Innovative design material (wood & pre-fabricated homes)
- **Additional Proposed Changes to:**
 - *Environment Assessment Act*
 - *Conservation Authorities Act*
 - *Endangered Species Act*

J. Binder advises an individual who makes an annual salary of \$45,000, will not be able to afford a house.

4.6 Overview of Housing Programs

T. Moore provides an overview of the Windsor-Essex Federal Provincial 2019 Housing Program Allocations and Take-Up. She adds the allocation for 2019 is significantly lower than in previous years.

4.7 Reaching Home – Canada’s Homelessness Strategy

K. Goz reports in 2017, the Government of Canada made a commitment to consult with Canadians to redesign the Homelessness Partnering Strategy. The successor program, Reaching Home (RH) will replace the Homelessness Partnership Strategy (HPS) effective April 1, 2019. Reaching Home will continue its community-based approach and will fund eligible Community Entities directly. The total allocation for Windsor Essex is \$3,992,891 and is comprised of two funding components – Designated Funding for Community Entities and Community Capacity and Innovation Funding.

4.8 By-Names Prioritized List Dashboard

K. Goz states the Government of Canada under Reaching Home has updated the definition of Chronic Homelessness as follows:

Chronic homelessness refers to individuals who are currently experiencing homelessness and who meet at least one of the following criteria:

- They have a total of at least 6 months (180 days) of homelessness over the past year;
- They have recurrent experiences of homelessness over the past 3 years; with a cumulative duration of at least 18 months (546 days).

K. Goz reports they are doing a better job of obtaining data at a community level. She adds currently there are 235 chronically homeless individuals.

A. Yakonich leaves the meeting at 11:15 o'clock a.m.

4.9 Community Homelessness Prevention Initiative (CHPI)

J. Tanner advises on April 17, 2019, the province notified the City of Windsor of its allocation under CHPI, which did not include the \$537,000 enhancement committed by the previous government. As a result, there will be reductions made to CHPI funded

programs in 2019-2020. A report went to City Council on June 3, 2019 which provided a high level overview of the provincial budget and the impact on the municipality. The Service Providers who are directly impacted by the CHPI reductions will be notified. The CHPI allocation for 2019-2020 is \$10.16 million and will go up to \$10.7 million for the following two fiscal years.

5. Date of Next Meeting

The next meeting will be held on September 17, 2019 at 9:30 a.m. in a meeting room to be determined.

6. Adjournment

There being no further business, the meeting is adjourned at 11:30 o'clock a.m.

CHAIR

COMMITTEE COORDINATOR

Bill 108 - (Schedule 12) – the proposed More Homes, More Choice Act: Amendments to the Planning Act

ERO number

019-0016

Notice type

Act

Act

Planning Act, R.S.O. 1990

Posted by

Ministry of Municipal Affairs and Housing

Notice stage

Proposal

Proposal posted

May 2, 2019

Comment period

May 2, 2019 - June 1, 2019 (30 days) **Closed**

Last updated

May 2, 2019

This consultation was open from:

**May 2, 2019
to June 1, 2019**

[Follow this notice](#)

Proposal summary

The government is proposing changes to the *Planning Act* to help increase the supply of housing and streamline development approvals.

On this page

1. [Proposal details](#)
2. [Supporting materials](#)
3. [Comment](#)
4. [Connect with us](#)

Proposal details

As part of the government's Housing Supply Action Plan, Bill 108, the proposed More Homes, More Choice Act would, if passed, make changes to existing legislation, including the *Planning Act* to help bring new housing online faster, reduce development costs and provide more housing options which can help make housing more attainable for the people of Ontario.

With this initiative, the government remains committed to protecting public interests such as cultural heritage assets, key employment and agricultural lands, and environmentally sensitive areas, including the Greenbelt.

If passed, the proposed changes to the *Planning Act* would:

- Streamline development approvals processes and facilitate faster decisions
- Increase the certainty and predictability of the planning system
- Support a range and mix of housing options, and boost housing supply
- Address concerns about the land use planning appeal system
- Make charges for community benefits more predictable; and
- Make other complementary amendments to implement the proposed reforms, including in relation to transitional matters.

Proposed *Planning Act* Amendments

Schedule 12 of the Bill proposes amendments to the Planning Act.

The proposed amendments, if passed, would among other matters:

- Streamline development approvals processes and facilitate faster decisions by reducing decision timelines for municipalities and the province to 120 days for official plans and amendments, 90 days for zoning by-laws and amendments (except where there is a concurrent official plan amendment) and 120 days for plans of subdivision.
- Increase the certainty and predictability of the planning system by:
 - enabling the Minister to mandate the use of the community planning permit system in areas specified by the Minister (e.g., specified major transit station areas and provincially significant employment zones), and removing appeals of the implementing official plan amendment and, subject to regulation, the related by-law;
 - focusing the discretionary use of inclusionary zoning to protected major transit station areas and areas where the community planning permit system has been required by the Minister, which would facilitate the supply of affordable housing in areas that are generally subject to growth pressures, higher housing demand, and in proximity to higher order transit; and
 - limiting third party appeals of plans of subdivision and approval authority non-decisions on official plans and official plan amendments.
- Support a range and mix of housing options and boost housing supply by requiring municipalities to authorize an additional residential unit in both the primary dwelling and an ancillary building or structure.

- Make charges for community benefits more predictable by establishing a new authority that would enable municipalities to collect funds / contributions for community benefit purposes (e.g. libraries, daycare facilities and parks). This tool would replace the existing density bonusing provisions known as section 37, development charges for discounted (soft) services under the *Development Charges Act, 1997* and, in some cases, parkland dedication.
 - A cornerstone of the new authority is that community benefit charges would be capped based on a portion of the appraised value of the land. The details of this cap would be set in regulation.
 - There would also be regulation-making authority to exempt some types of developments from the new community benefits charge.
- Allow the Local Planning Appeal Tribunal to make decisions based on the best planning outcome as part of a return to de novo hearings in all cases. This change would broaden the Tribunal's jurisdiction over major land use planning matters (i.e., official plans and zoning by-laws and amendments) and would give the Tribunal the authority to make a final determination on appeals of such matters.

The proposed legislation provides more detail on all the proposed reforms and can be viewed on the website identified below.

Supporting materials

Related links [Click to Expand Accordion](#)

- [Planning Act](#)
- [Bill 108, More Homes, More Choice Act, 2019](#)

Related ERO notices [Click to Expand Accordion](#)

- [Bill 108 - \(Schedule 3\) – the proposed More Homes, More Choice Act: Amendments to the Development Charges Act, 1997](#)
- [Proposed Modifications to O. Reg. 311/06 \(Transitional Matters - Growth Plans\) made under the Places to Grow Act, 2005 to implement A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019](#)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Provincial Planning Policy Branch

Address

777 Bay Street
13th floor
Toronto, ON
M5G 2E5
Canada

Office phone number

877-711-8208

Comment

Commenting is now closed.

The comment period was from May 2, 2019
to June 1, 2019

Connect with us**Contact****Planning Act Review****Phone number**

855-776-8011

Email address

planningconsultation@ontario.ca

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We will send you email notifications with any updates related to this consultation. You can change your notification preferences anytime by visiting settings in your profile page.

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Housing Services
Report to the Housing Advisory Committee
Windsor Essex Federal Provincial 2019 Housing Program Allocations and Take-Up
September 17, 2019

Program Component	IAHE Investment in Affordable Housing Program Extension		Community Housing Renewal OPHI/COCHI <i>*Subject to MMAH Approval*</i>	
	2019	%Take Up	2019	% Take Up
Rental Housing & Social Housing Repair	\$0	---	\$3.8M	0%
Rent Sup/Housing Allowance	\$900K	0%	\$15K	0%
Housing Support Services	N/A	---	\$47K	0%
Homeownership Downpayment Assistance	\$303,070K	52%	\$0	---
Ontario Renovates Multi-Residential	\$650,000	0%	\$0	---
Ontario Renovates Homeowner	\$50,000	0%	\$0	---
Notes				
<ol style="list-style-type: none"> 1. Program Years run from April 1st to March 31st each year. 2. Figures are rounded; net of program administration fee; and subject to re-allocation between program components. 3. Rent Sup/Housing Allowance: IAH-E funding is a 5-year program – 2019/2020 to 2023/2024. Community Housing Renewal Funding is a use it or lose it allocation within the fiscal year. 4. 2019 HOP initial allocation at \$100K from IAHE and \$250K from the HOP Revolving Fund. 2019 IAH-E HOP allocation was recently increased by \$203,070. 5. 2019 Ontario Renovates Multi-Residential: 2019/2020 represents the final year of the Investment in Affordable Housing – Extension (IAH-E) funding allocation. 2019 OREN Multi-Residential IAH-E allocation was recently reduced from \$803,070 by \$203,070 for a total of \$650,000. 6. 2019 Ontario Renovates Homeowner: available for emergency urgent & necessary repairs and/or accessibility. 				

Windsor-Essex
Rent Supplement / Housing Allowance Program Summary
 Prepared for the Housing and Homelessness Advisory Committee (HHAC)

Meeting Date: September 17, 2019

Program Name	Program Detail	Program Expiry Date	Funding	Funder	Rent Calc Method * (see below)	Program Targets - Units	Current Take-up - units	Estimated 2019 Yearly Cost	Current Average Monthly RS/HA per unit
Commercial Rent Supplement	Transferred Housing Program under HSA - O.Reg 367/11 Sch1	None (legislated)	\$750,000 per year	Municipal	RGI	242 (Service level)	136	\$735,000	\$446
OCHAP / CSHP	Transferred Housing Program under HSA - O.Reg 367/11 Sch1	None (legislated)	\$1,340,000 per year	Municipal	RGI	318 (Service level)	262	\$1,305,000	\$414
Strong Communities Rent Supplement Program (SCRSP)	Provincial Program	March 31, 2023	\$1,120,000 per year	Province	RGI	185	158	\$935,000	\$439
Investment in Affordable Housing (IAH) Rent Supplement / Housing Allowance Stream	Fed/Provincial	March 31, 2022	\$6,450,406 Program	Province	MS	138	112	\$535,000	\$400
Investment in Affordable Housing (2014 Extension) - IAH(E) Rent Supplement / Housing Allowance Stream	Fed/Provincial	March 31, 2024	\$8,027,780 Program	Province	MS	190	184	\$1,000,000	\$475
Social Infrastructure Funding (SIF - IAH(E)) Rent Supplement / Housing Allowance Stream	Fed/Provincial	March 31, 2024	\$996,504 Program	Province	MS	24	36	\$115,000	\$265
Anti- Human Trafficking	Provincial	March 31, 2024	\$568,575 Program	Province	MS	20	15	\$85,000	\$531
Portable Housing Benefit - Special Priority Policy (PHB - SPP)	Provincial	unkown	Province-wide allocation through Ministry of Finance	Province	AFNI	n/a	15	n/a	\$386

* - RGI - Rent geared-to-income calculation per Housing Services Act (HSA)

- MS - Calculation based on Maximum Shelter Allowance (OW/ODSP) and/or HSA calculation for other income

- AFNI - Adjusted Family Net Income (calculation based on the difference between 30% of AFNI and 80% of the Program market rent for the Service Area)

** - IAH(E) - Estimated 2019 Yearly Costs does not include cost of new units (30) currently being rented for last year of IAH(E) allocation (30 units x \$ 475/month = \$170,000 (approx) per year)

WINDSOR-ESSEX: COMMUNITY PROGRESS INDICATORS

DATE JOINED CAMPAIGN	COHORT	QUALITY BY-NAME LIST	COORDINATED ACCESS SYSTEM	COMMUNITY CONTACT
JULY 2015	REDUCE	YES	IN PROGRESS	KELLY GOZ 519-255-5200 ext. 5362 KGOZ@WINDSOR.CA

CHRONIC ACTIVE HOMELESS DASHBOARD

NUMBER OF CHRONIC ACTIVE HOMELESS IN MOST RECENT REPORTED MONTH

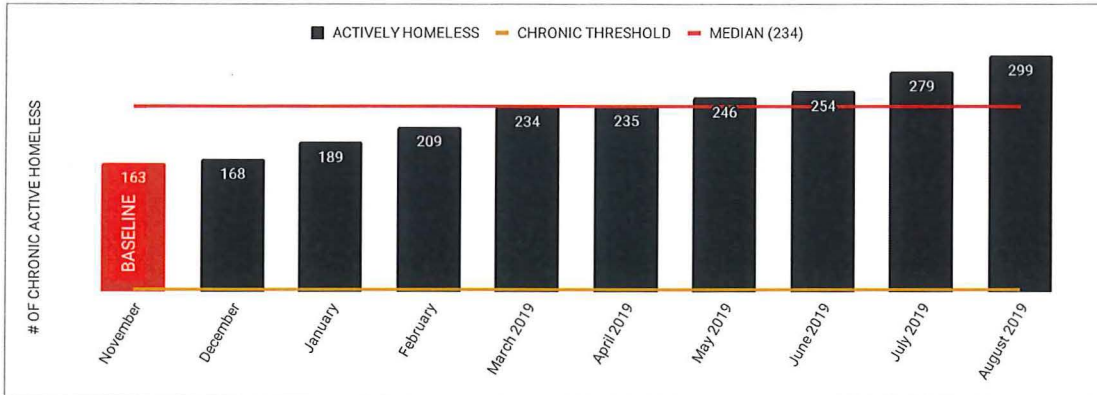
299

CHRONIC ACTIVE HOMELESS BASELINE

163

CHRONIC ACTIVE HOMELESS THRESHOLD FOR FUNCTIONAL ZERO

3



NOTES: Chronic is defined as homeless for six months or more in the past year. Active means recent interaction with the homeless serving system. The median is fixed based on 10 data points from November 2018 (baseline month) to August 2019. Further information is included in the Data Dashboards Overview - <https://bfzcanada.ca/wp-content/uploads/BFZ-C-Data-Dashboards.pdf>

Windsor-Essex began submitting monthly aggregate (non-identifying) Chronic Active Homeless data to BFZ-C in February 2018 but largely populated their By-Name List in April 2018 through their Point-In-Time Count/Registry Week. The following month, May 2018, the community achieved a Quality By-Name List. The May 2018 increase in their Active Chronic Homeless number was attributed to the launch of their community-wide case conferencing table and more agencies adding to and updating their By-Name List. In November 2018, Windsor set their baseline. Currently, they are working on analyzing their By-Name List data to identify the potential factors contributing to the increased numbers since setting their baseline.

CHRONIC HOUSING MOVE-IN DASHBOARD

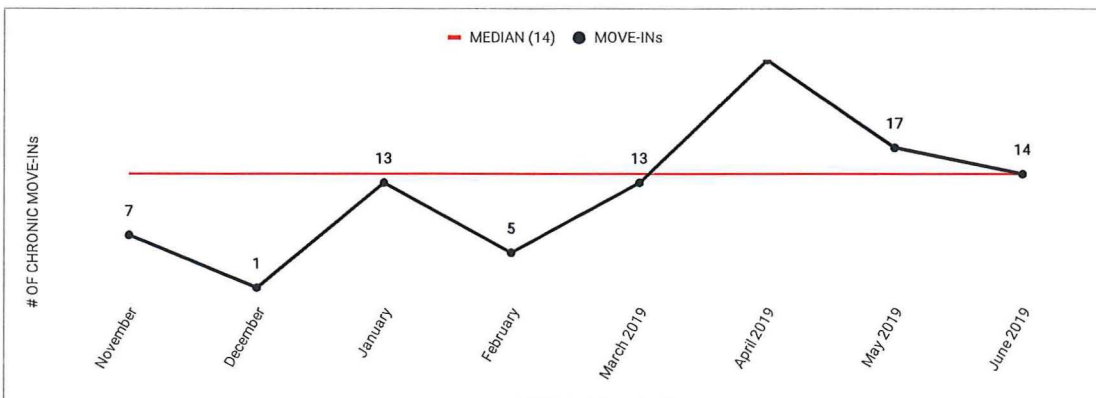
NUMBER OF CHRONIC MOVE-INS IN MOST RECENT REPORTED MONTH

15

MONTH COMMUNITY STARTED REPORTING CHRONIC MOVE-INS

July 2015

TOTAL CHRONIC MOVE-INS SINCE COMMUNITY STARTED REPORTING

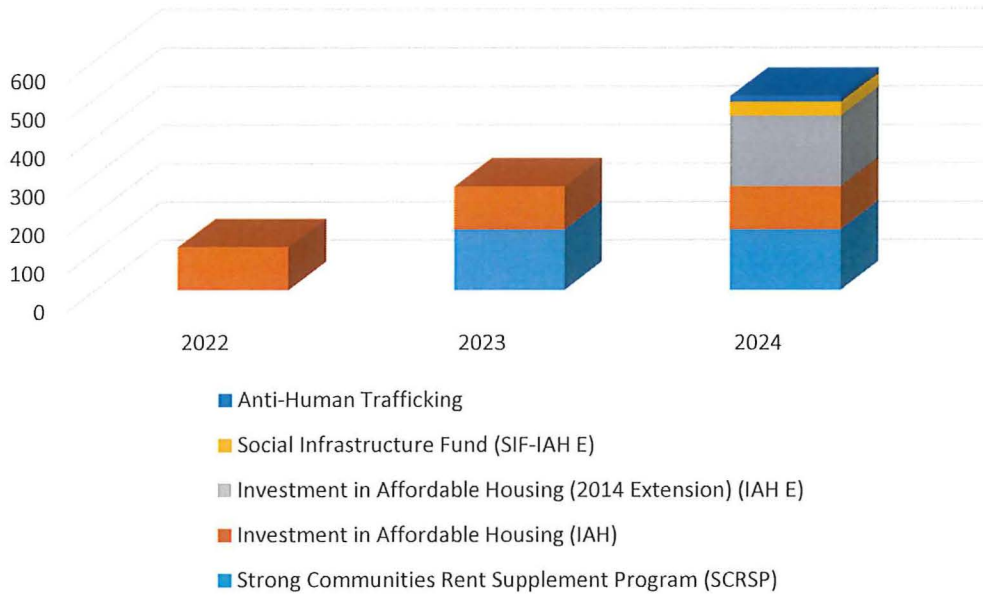


NOTES: The median is fixed based on 10 data points from November 2018 (baseline month) to August 2019.

Windsor-Essex began reporting monthly chronic housing move-in data in May 2016 (and also backdated their move-in data to July 2015). The data presented here aligns with the timeframe of the data presented above in the Chronic Active Homeless Dashboard.

From July 2015 to April 2018, their move-in numbers were contributed by the community's Housing First and Housing Response programs. From May 2018 onward, the data reflects chronic move-ins from their local By-Name Priority List process.

Impact of Expiring Rent Supplement Units 2022-2024



Impact of Expiring Rent Supplement Investments 2022-2024

