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Windsor, Ontario February 13, 2013

A meeting of the **Housing Advisory Committee** is held this day commencing at 9:00 o'clock a.m. in the Town of Walkerville Meeting Room, 3rd floor, City Hall, there being present the following members:

Marina Clemens, Chairperson
Councillor Ed Sleiman
Anna Angelidis
Hassan Awed
Frank Duralia
John Elliott
Dave Foley
Gary McNamara
Heather McNamara
Paul Renaud
Linda Wilson

Regrets received from:

Steve Govette
Elayne Isaacs
Jim Steele

Also present are the following resource personnel:

Chris Aspila, Planner II – Official Plan Review, Policy & Special Studies and Land Information
Debbie Cercone, Executive Director, Housing & Children's Services
Rob Oleynik, Program Coordinator, Housing & Children's Services
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Chairperson calls the meeting to order at 9:06 o'clock a.m. and the Committee considers the Agenda being Schedule "A" **attached** hereto, matters which are dealt with as follows:

2. ADDITIONS TO THE AGENDA

Moved by G. McNamara, seconded by Councillor Sleiman,
That Rule 3.3 (c) of the *Procedure By-law 98-2011* be waived to add the following additions to the Agenda:

- 6.3 Secondary Suites
- 6.4 “Government of Canada Continues to Help Renew” paper regarding mortgages.

Carried.

3. **DECLARATIONS OF CONFLICT**

None disclosed.

4. **MINUTES**

Moved by Councillor Sleiman, seconded by H. McNamara,
That the minutes of the meeting of the Housing Advisory Committee held October 24, 2012 **BE ADOPTED** as presented.

Carried.

5. **BUSINESS ARISING FROM THE MINUTES**

5.1 **Take-up Review of the Investment in Affordable Housing Program (IAH)**

R. Oleynik provides an overview of the Data Summary 2012 IAH Program Component Implementation to January 31, 2013 as follows:

IAH Rent Supplement Component **Allocation - \$6.451 M over 10 years**

Program Year 1 and 2 to March 31, 2013

Initial Take-up Target: 105 units Actual Take-up: 119 units

- Unit allocation at full take-up
- Funding not all full take-up due to ramp up and lower than budgeted per unit subsidy
- Budgeted for average subsidy of \$450 per month
- Actual to-date average at \$380 per month
- Program Response – City at 92% County at 8%

Year 3 Rent Sup Program effective April 1, 2013 – add 20 units

IAH Homeownership Downpayment Assistance Program

2012 Original Allocation	\$600,000
Shift from Homeownership	\$92,330 to Ontario Renovates
2012 Adjusted Allocation	\$507,670
Maximum assistance	\$16,900

Finalized agreements	35 at \$507,670
Average amount	\$14,505 per transaction
Committed and in-process	0
Remaining balance	\$0
Program Response	City at 63% County at 37%
Application return ratio	10%

Year 3 HOP Program effective April 1, 2013 - \$600,000 (estimated 35 to 45 transactions)

Ontario Renovates – 2012 Original Allocation **\$1,252,395*** shifted \$92,330 from Homeownership to adjust to program component demand.
Total Adjusted 2012 Allocation \$1,344,725

	Homeowner \$996,723	Multi-Res \$348,000
Approved apps	49	7
Average amount	\$20,330.85	\$6,214.29 per unit
Total funding committed	\$996,211.54	\$348,000
Remaining funds	\$511.46	\$0
Program Response	City 72% County 28%	98% 2%
App return ratio	10% to 15%	

Year 3 Ontario Renovates Program effective April 1, 2013 - \$1,252,395
Homeowner 75% at \$939,296 Multi-Res – 25% at \$313,098

5.2 Local Rules Under the *Housing Services Act*

R. Oleynik states all but two areas of local rules under the *Housing Services Act* have been drafted. The two areas requiring completion are a review to implement or not a local asset rule and to establish an appeal system for certain social housing decisions prescribed under the Act.

R. Oleynik states currently there is no asset limit set for subsidized housing and Housing Services is reviewing this matter. He notes most other Service Managers have not set an asset limit. If a Service Manager sets an asset limit the legislation requires a minimum limit of \$20,000. It is noted this matter requires careful consideration to balance a number of issues. R. Oleynik indicates setting an asset limit must avoid creating a hardship for seniors of low to moderate income that have sold their home and have converted the equity in the home into a moderate cash balance and at the same time require those with a certain amount of assets to seek accommodation in the private sector.

A. Angelidis states this scenario is challenging as there is a waiting list of those (especially seniors) requesting subsidized housing.

With respect to an appeal system, it is noted the current process is informal and results in a relatively prompt response to appellants. The new Act increases the formality of the system and the challenge has been to attempt to maintain a prompt response to applicants.

R. Oleynik refers to the survey released by CMHC which details the size of units, age of buildings, vacancy rates etc. Members request a copy of the CMHC report. The CMHC “Rental Market Report Windsor CMA” is attached as Appendix “A”.

5.3 Long Term Affordable Housing Strategy (LTAHS)

D. Cercone advises the *Housing Services Act* legislates that each service manager is required to submit a 10 year Housing and Homelessness Plan by January 1, 2014.

D. Cercone advises the Long Term Affordable Strategy was released by the Province in 2010. In July, 2012 the Province introduced the new Community Homelessness Prevention Initiative (CHPI) which will replace existing funding across the province for Emergency Hostels, the Consolidated Homeless Prevention Program (CHPP), the Rent Bank, Emergency Energy Fund and Domiciliary Hostels, starting in 2013. The CHPI changes the funding model for emergency shelters from an open-ended, demand-based model to a capped funding envelope.

D. Cercone states some provincial funding has been slated to provide rent related assistance to those on Ontario Works (OW), Ontario Disability Support Program (ODSP) and low income clients. She notes the Keep the Heat Program has been expanded and enhanced to include those receiving OW and ODSP benefits. There are also non-shelter supports which include furniture, beds, cribs which are delivered in collaboration with discretionary benefits.

D. Cercone indicates the Long Term Affordable Strategy Committee along with members of HAC and the Homeless Coalition will be submitting the Housing and Homelessness Plan to City and County Councils in September 2013.

6. NEW BUSINESS

6.1 Committee Membership

The Chairperson reports there are vacancies in the lodging/rest homes, and housing provider sectors. She suggests if members are aware of interested candidates, to forward their contact information to the Committee Coordinator.

6.2 Updates from HAC Members

A. Angelidis states a pilot project has been launched entitled “A Place of My Own” which is a collaboration of five community agencies supporting 16-24 year old male and female youth.

L. Wilson advises the Salvation Army in partnership with the Local Health Integration Network and Hotel-Dieu Grace Hospital is in the process of creating an inner city model to reduce crisis visits to the Emergency Rooms. Some patients will be diverted to another location to deal with crisis matters.

H. Awad leaves the meeting at 10:07 o’clock a.m.

6.3 Secondary Suites

A memo from C. Aspila, Official Plan Project Manager dated February 25, 2013 entitled “Status of Second Unit Policies” as requested by the Housing Advisory Committee at its meeting held February 13, 2013 is **attached** as Appendix “B”.

The report of the Senior Planner – Local Economic Development to the Planning & Economic Development Standing Committee at its meeting held September 10, 2012 entitled “Recent Planning Act Amendments Requiring Second Unit Policies” is **attached** as Appendix “C” as background information.

G. McNamara states the secondary suites known in the 1990’s as “granny flats” presented issues relating to loss of taxation, safety and building code issues. He notes the Province is supporting the renaissance of bringing back this form of “specialized housing”. He indicates the Ontario Fire Marshall has played a key role in ensuring the secondary suite programs are developed properly.

6.4 “Government of Canada Continues to Help Renew” Paper Regarding Mortgages

Judith Binder, CMHC is not present to speak to this matter.

7. DATE OF NEXT MEETING

The next meeting will be held on Thursday, April 11, 2013 at 9:00 o’clock a.m. in the Town of Walkerville Meeting Room, 3rd floor, City Hall.

8. ADJOURNMENT

There being no further business, the meeting is adjourned at 10:32 o'clock a.m.

CHAIRPERSON

COMMITTEE COORDINATOR