

THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

IN REPLY, PLEASE REFER
TO OUR FILE NO. _____

Housing Advisory Committee

February 29, 2016

TO: ALL MEMBERS OF THE HOUSING ADVISORY COMMITTEE

* **Attached** are the minutes of the meeting held January 19, 2016.

The next scheduled meeting will be held:

Yours ve truly,

Karen K dour
Committee Coordinator

To view minutes and agend, is on the w<;lb, go to: www.citywindsor.ca

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3. **MINUTES**

Moved by L. Coltman, seconded by L. Vachon,
That the minutes of the Housing Advisory Committee of its meeting held
September 22, 2015 **BE ADOPTED** as presented.
Carried.

5.1 **Multi-Cultural Council of Windsor-Essex County regarding the Syrian Refugee Initiative**

Fahimuddin Bai provides the following comments as it relates to the Syrian refugee initiative:

- There are currently 365 Syrian refugees residing in Windsor
- Working with the Community Housing Corporation and Housing Information Services to provide market rental housing. Concern is that there are very few large rental units for families.
- Steve from CMHA, Anna from HIS, Judith from CMHC and Paul from the Real Estate board all voiced concern of the rising cost for rental units within the city.
- Vacancy rate in Windsor is 3.5%
- The budget from the Federal Government allows for the refugees to reside in a motel for 15 days, however, some families have been lodged in a motel for over 20 days.
- Currently, have secured housing for 15 families.
- By the end of February 2016, there will be approximately 1,000 refugees in Windsor.
- As there is limited housing for larger families, the Federal Government will send smaller families to Windsor.
- City Council recently approved a license agreement with the Downtown Windsor Collaborative (DWCC) to utilize 930 Marion Avenue for the collection, preparation, viewing and distribution of furniture for the Syrian refugees.
- The Federal Government provides a basic "furniture package" to the refugees.

In response to a question asked by P. Renaud regarding private landlords renting to refugees with no credit history, F. Bai responds the Multicultural Council (MCC) has created strong relationships with the private landlords as well as the MCC life skill workers train the refugees in such matters as rules of tenancy and paying rent on time.

A. Angelidis indicates the response from the private landlords is encouraging as essentially the landlords are guaranteed an income from the refugees for a one year period.

In response to a question asked by the Chairperson regarding if refugees will be living in the County, F. Bai responds the refugees prefer to live in Windsor as transportation to the County is difficult.

F. Bai leaves the meeting at 9:28 o'clock a.m.

4. **BUSINESS ITEMS**

4.1 **2015 IAH-E Program Delivery Statistics**

A. Hudacek provides an overview of the IAH-E Year 2 Program Delivery HAC Update - April 1, 2015 to December 31, 2015 Windsor Essex and the following comments are provided:

Rental Housing Capital Program \$1.2M

A total of 9 proposals representing approximately \$8,205,800 for 118 units were evaluated for the available program funding. The RFP 35-15 Evaluation Committee selected the proposal submitted by 1741110 Ontario Inc. for the program funding allocation of \$1,200,000. The project will be located on Prince Albert Street in Kingsville, Ontario and will have 10 one bedroom-one floor units with basements for seniors. The project will include accessibility and energy efficient features.

Rent Supplement/Housing Allowance \$183,500 per year for 9 years

These components have been allocated to the Housing First (HF) model this year for an original 30 unit allocation. The Housing First model was implemented in Windsor Essex on June 1, 2015. Demand is high, ramp-up and on-going activities remain considerable. Payments began to flow in Q2 (July to September 2015). Initial subsidies to tenants are lower than estimated and ramp-up timing allows an adjustment to increase the unit allocation to 50 units for the 2015/16 program year.

Homeownership Downpayment Assistance \$30,000 (adjusted to \$31,300)

The two Habitat transactions were completed at a cost of \$31,300.

Ontario Renovates Homeowner Adjusted to \$622,770 from \$670,000

Homes with Supports are required to install an approved fire sprinkler system by 2019. To assist in the cost of such an installation, Housing Services established a dedicated allocation of Ontario Renovates Multi-Res funding in program years 2015/16, 2016/17 and 2017/18 to assist Homes with Supports that house low income persons under an agreement with the City or County as the case may be. The program provides 75% of the cost of a fire sprinkler system installation.

4.2 **Windsor-Essex Housing Connections - Housing First Update**

A. Hudacek provides an update relating to the Windsor-Essex Housing Connections as follows:

- As part of the City of Windsor's Training and Technical Assistance through the Mental Health Commission of Canada, the Commission will be returning to

Windsor on February 10-11, 2016 to complete a fidelity assessment of Windsor Essex Housing Connections (WEHC). The results of this will be shared with HAC upon receipt of the findings.

- The University of Windsor has been engaged in completing a review of the WEHC. Currently, the City, Family Services Windsor-Essex and the University of Windsor are working through the initial process and determining the scope of the evaluation.
- The Downtown Mission has been brought on to the WEHC as an informal partner. The Downtown Mission will provide funding for one Integrated Support Worker who will be supervised by the WCHC Manager and will be part of the team delivering services across the community.
- The City continues to work closely with our Health partners to build and strengthen collaborations under this initiative.
- Currently, the Integrated Support Workers are supporting 77 Housing First individuals.
- There have been a handful of "planned evictions" due to guest policies and neighbour disturbances; however, these tenancies have been mitigated prior to formal evictions being issued.
- The majority of households continue to remain in their initial housing placement and are beginning to seek out treatment for mental health and wellness, substance abuse, etc.

L. Vachon reports there are a substantial number of people (45) sleeping on the floor at the Downtown Mission. She notes food bank usage has increased in the community due to the high rental costs.

4.3 Point in Time Count - Homelessness Initiative Update

In terms of the Point in Time Count Initiative A. Yakonich provides the following update:

- The Point in Time Count will take place on a date to be determined in April 2016 as approval of a consultant is still pending.
- The event will be held in tandem with the 20,000 Homes Registry Week
- Approximately 150 volunteers will be required.

4.4 Secondary Suites Update

The salient points of discussion regarding the secondary suites update as provided by C. Aspila are as follows:

- The issue of secondary suites in Windsor is tied to lodging homes. Currently working with city departments regarding the locations of said lodging homes.

- Looking to put secondary suites policies into place over the coming months.
- Reviewing OMB cases in various municipalities with the goal to avoid potential risks for the City of Windsor.

J. Binder refers to the City of London and reports their Secondary Suites By-law was reviewed by their Council and Council sent the by-law back to administration for a more detailed study. She states that London has a license fee that is required for a secondary suite with no grandfathering and notes the parking requirement has been removed.

A. Hudacek advises she has received phone calls from individuals in the community who are interested in a secondary suite to house their disabled adult dependent.

4.5 HAC's Role -10 Year Housing & Homelessness Plan

Goal 7.1 in the 10 Year Housing & Homelessness Plan is as follows:
"The Housing Advisory Committee, a Committee of the City of Windsor Council, will be responsible for championing the implementation of the Plan and for evaluating and monitoring progress towards meeting the goals and strategies of the Plan".

The Chair requests a cross-section of members to volunteer to sit on a subcommittee to champion the implementation, evaluating and monitoring progress of the 10 Year Housing & Homelessness Plan. The following members volunteer to sit on the subcommittee - A. Yakonich, L. Vachon, A. Angelidis, L. Coltman, C. Porter, J. Binder, P. Renaud and E. Hill.

5. UPDATES FROM MEMBERS

E. Hill reports his organization was unsuccessful in acquiring thirteen additional homes through the Ontario Aboriginal Services.

6. DATE OF NEXT MEETING

The next meeting will be held on Tuesday, April 19, 2016 at 9:00 a.m. in Room 407, 400 City Hall Square East.

7. ADJOURNMENT

There being no further business, the meeting is adjourned at 10:30 o'clock a.m.

CHAIRPERSON

COMMITTEE COORDINATOR



AGENDA
And Schedule "A"
to the minutes of the meeting of the
HOUSING ADVISORY COMMITTEE
held Tuesday, January 19, 2016
at 9:00 o'clock a.m.
Room 407, 400 City Hall Square East

1. **CALL TO ORDER**

2. **DECLARATIONS OF CONFLICT**

3. **MINUTES**

Adoption of the minutes of the meeting held September 22, 2015 **(attached)**.

4. **BUSINESS ITEMS**

4.1 **2015 IAHE-E Program Delivery Statistics**

The IAHE-E Year 2 Program Deliver HAC Update - April 1, 2015 to December 31, 2015 Windsor-Essex is **attached**.

4.2 **Windsor-Essex Housing Connections - Housing First Update**

4.3 **Point in Time Count- Homelessness Initiative Update**

4.4 **Secondary Suites Update**

5. **UPDATES FROM MEMBERS**

5.1 **Multi-Cultural Council of Windsor-Essex County regarding the Syrian Refugee Initiative**

6. **DATE OF NEXT MEETING**

To be determined.

7. **ADJOURNMENT**