

Housing Advisory Committee – Meeting held November 21, 2017

A meeting of the **Housing Advisory Committee** is held this day commencing at 9:00 o'clock a.m. in Room 407, 400 City Hall Square East, there being present the following members:

Marina Clemens, Chair
Councillor John Elliott
Anna Angelidis
Linda Coltman
Eric Hill
Jessica Kipping-Labute
Gary McNamara, Mayor of the Town of Tecumseh
Paul Renaud (arrives at 9:11 a.m.)
Leigh Vachon
Angela Yakonich

Regrets received from:

Steve Govette
Cheryl Porter

Also present are the following resource personnel:

Chris Aspila, Planner III
Judith Binder, CMHC
Michael Cooke, Manager Planning Policy
Kelly Goz, Coordinator, Housing Administration & Development
Tina Moore, Coordinator, Housing Administration & Development
Kristina Tang, Planner II
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 9:10 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. Minutes

Moved by L. Coltman, seconded by Mayor McNamara,
That the minutes of the Housing Advisory Committee of its meeting held
September 19, 2017 **BE ADOPTED** as presented.
Carried.

4. Business Items

4.1 New Program Announcements

T. Moore provides an overview of the new program announcements as follows:

- The Social Housing Apartment Improvement Program is funded by proceeds from the province's carbon market, which by law, must be put towards programs that reduce greenhouse gas emissions and save money on energy costs.
- Windsor Essex must submit a business case to the Ministry of Housing by December 15, 2017 to confirm that our community has social housing buildings that would meet the eligibility requirements for the investment. The business case must demonstrate that the renovations would fulfill the requirements of the program and will result in greenhouse gas emission reductions. Housing Services is currently undertaking a review of the eligible housing stock and will be submitting a business case as required.
- Windsor Essex has been conditionally approved for an allocation ranging from \$1,763,485 to \$4,149,378 in the first year (2017-2018). Final approval for funding is conditional on the submission and approval of a business case to the Ministry. The funding allocation detailed above is also conditional as the final amount is dependent on future carbon market auctions that will occur in November 2017 and January 2018.
- Funding allocations for years two through four of SHAIP (2018-2019, 2019-2020, and 2020-2021) will fund eligible approved retrofits in social housing apartment buildings.
- The Year 1 allocation is for high-rise apartment buildings with 150 units or more. The community has been flagged with having few social housing apartment buildings with 150 units or more. There are 6 eligible apartments for this initiative.
- Housing Services will be required to put forth a business case by December 15, 2017 that states the buildings that are eligible in this community will require potential energy work including the estimated cost of the work. Following the business case the city will receive notice if approved to move forward in year one.
- In year 2, apartment buildings with 100 units and up will be considered. This is encouraging as it makes the funding available to other buildings in the housing stock..

In response to a question asked by J. Binder regarding if energy audits must be conducted, T. Moore responds affirmatively and adds new energy audits are conducted to establish a baseline.

4.2 2017 Program Take-up Summary

T. Moore provides an overview of the document entitled “Windsor-Essex Federal Provincial 2017 Housing Program Allocations and Take-Up – April 1, 2017 to October 31, 2017 as follows:

- Program years run from April 1 to March 31 each year.
- Rental Housing - Allocation \$3.848M. Proposals received total \$21.8M. Evaluation in process.
- Rent/Sup/Housing Allowance is a 7 year program – 2017 – 2024 (2017 IAHE at \$300K per year Total \$2.1M)
- 2017 Home Ownership Program originally allocated at \$200K from IAHE and \$100K from the HOP Revolving Fund. Adjusted to add \$83,000 to assist with additional applications received.
- 2017 Ontario Renovates Multi-Res Fire Sprinkler is the third year of a three year program.
- Social Housing Improvement Program, Social Housing Apartment Retrofit Program and Survivors of Domestic Violence program funds allocated in 2016. For use in program years 2016 and 2017.
- Ontario Renovates ramped up for 2017 and unallocated funds from the Fire Sprinkler Program were redirected to the homeowner component to meet the need.

4.3 Windsor Essex Submissions to Program Funds

In terms of the Windsor Essex submissions to program funds, K. Goz provides the following information:

- The City was successful in their applications for Everyone Counts 2018: Point in Time Count. The city will receive \$51,000 for the Point in Time Count.
- The Point in Time Count is scheduled for mid-April 2018 and a street count will be undertaken throughout the day and night. A subcommittee has been struck consisting of community agencies who have expressed their willingness to participate.
- The City collaborated on an application for the Anti-Human Trafficking Program (Ministry of Community and Social Services) lead by Legal Assistance Windsor.
- Awaiting the decision relating to the Innovation, Evidence and Capacity Building (Ministry of Housing).

4.4 Homeless Coalition Strategic Plan

K. Goz states this item is deferred to the next meeting as the Final Plan was recently finalized and will be provided to HAC at the next meeting. She adds a new Community Advisory Board with different sectors is to be created.

4.5 10 Year Housing & Homelessness Plan

The following updates are provided by K. Goz:

- 2017 Annual Report to the Community due to the Ministry by June 30, 2018 with the draft to the Housing Advisory Committee in the first quarter of 2018.
- 10 Year Housing & Homelessness Plan Renewal due to the Ministry of January 1, 2019.
- Windsor-Essex Housing Update:
 - 451 referrals received from January 1, 2017 to October 31, 2017
 - 72 people supported through intensive support January 1, 2017 to October 31, 2017
 - 117 people supported through Housing Response from January 1, 2017 to October 31, 2017
 - 899 people receiving Service Coordinator from January 1, 2017 to September 30, 2017
 - 75 people being supported through the Can Am Indian Friendship Centre.
 - In total through the 20,000 Homes Campaign the program has housed 142 households. Of which, 95 were chronically homeless, 20 persons were episodically homeless and 120 persons have high acuity homelessness. These sub-sets are not mutually exclusive.
- As it relates to sub-populations, 26 households identify as Indigenous and 30 are youth led. The foregoing numbers related to the 20,000 Homes Campaign are not precise due to changes in reporting requirements over time by the Canadian Alliance to End Homelessness and most likely are actually much higher. Numbers reported cover the period July 31, 2015 – October 31, 2017.
- Moving to a eBy Names Prioritized List (BNPL). This will be a community wide shift to create a coordinated access system for homelessness supports and services. The BNPL will move from a traditional chronologically based system to a system that is needs based. Definition of youth – 16 – 24 years of age.
- In terms of the Point in Time initiative, 53% of youth identified are representative of the indigenous population.
- New definition for homelessness in indigenous population relates to “being where your kin are” rather than living in a housing structure.

In response to a question asked by J. Binder regarding where homeless clients can be located, K. Goz responds this information is derived through street outreach and notes there is a high portion of individuals now sleeping on the street.

In terms of mental health and addiction, K. Goz states these services must be available for clients and adds there is an increase of youth who are addicted to crystal meth and are in need of supportive housing that will allow for stabilization.

4.6 Secondary Suites

A memo from the Manager of Planning Policy dated November 20, 2017 entitled "Draft Policies for Second Units/Secondary Suites is distributed and *attached* as Appendix "A".

Michael Cooke, Manager of Planning Policy succinctly provides the following updates relating to secondary suites:

- The Planning Department has identified major flood events in the region that occurred in 2016 and 2017.
- It is anticipated that there will be no restrictions with allowing secondary suites in ancillary structures (for example detached garages) if the dwelling unit is located at ground level or above grade.
- In terms of areas of flooding that have been identified, the recommendation is to look at the qualifiers, (i.e. where backwater valves and other preventative measures have been put in place).
- Are recommending against creating residences that are not safe or where tenants could be without housing in the event of a flooded basement
- The City of London in an effort to control the location of the secondary units, met with appeals from the Ontario Municipal Board.
- Main focus relating to secondary suites relates to safety of tenants and adequacy of infrastructure.

4.7 Status of Central Housing Registry Waitlist – Lack of Affordable Housing Units

The Chair indicates there is a critical need for affordable housing and adds there are approximately 4,000 names currently on the CHR waitlist.

K. Goz advises as people are currently "staying" in their units, finding rent supplement units is difficult

P. Renaud states as housing units are increasing in value, many are no longer affordable.

5. Updates from Members

J. Binder indicates the various streams of funding under the National Housing Strategy are expected to be announced soon.

6. Date of Next Meeting

The next meeting will be held on Tuesday, February 20, 2018 at 9:00 a.m. in Room 405, 400 City Hall Square East.

7. Adjournment

There being no further business, the meeting is adjourned at 10:15 o'clock a.m.

CHAIR

COMMITTEE COORDINATOR