

## **Housing Advisory Committee – held September 19, 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  
Anna Angelidis  
Linda Coltman  
Eric Hill  
Jessica Kipping-Labute  
Cheryl Porter (arrives at 9:19 a.m.)  
Paul Renaud  
Jim Steele  
Leigh Vachon  
Angela Yakonich

### ***Regrets received from:***

Councillor John Elliott  
Mayor Gary McNamara  
Fahimuddin Bai  
Steve Govette

### ***Also present are the following resource personnel:***

Chris Aspila, Planner III  
Judith Binder, CMHC  
Michael Cooke, Manager, Planning Policy  
Mike Deimling, Social Housing Analyst  
Bill King, Manager of Planning Services, Town of Essex  
Kelly Goz, Coordinator, Housing Administration & Development  
Tina Moore, Coordinator, Housing Administration & Development  
Rob Oleynik, Coordinator, Housing Administration & Development  
Karen Kadour, Committee Coordinator

### **1. Call to Order**

The Chair 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. Disclosure of Interest

None disclosed.

## 3. Minutes

Moved by L. Coltman, seconded by A. Angelidis,  
That the minutes of the Housing Advisory Committee of its meeting held June 12, 2017 **BE ADOPTED** as presented.  
Carried.

## 4. Business Items

### 4.1 2016 HAC Annual Report

The Chair provides an overview of the 2016 HAC Annual Report. She adds the HAC Annual Report was approved at Council's meeting held October 2, 2017 (CR6072017).

### 4.2 2017 Program Take-up Summary

R. Oleynik provides the highlights of the Housing Services Report to the Housing Advisory Committee September 2017 – Windsor-Essex Federal Provincial 2017 Housing Program Allocations and Take-up as follows:

- The 2017 Housing Program consists of:
  - Investment in Affordable Housing Program Extension (IAHE)
  - Social Infrastructure Fund (SIF)
  - Social Housing Improvement Program (SHIP)
  - Social Housing Apartment Retrofit Program (SHARP – Pilot)
  - Survivors of Domestic Violence Portable Housing Allowance (SDV-PHB)
- **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 to 2024 (2017 IAHE at \$300K per year Total \$2.1M) (Total 2016 SIF at \$46K per year Total \$32.4K) Overall unit allocation is at 89%.
- **2017 Homeownership Downpayment Assistance (HOP)** originally allocated at \$200K from IAHE and \$100K from the HOP Revolving Fund. Adjusted to add \$88,000 to assist with additional applications received.
- **2017 Ontario Renovates Homeowner** original allocation increased from \$500,000 to \$564,000 with funds from the Fire Sprinkler Program.
- **2017 MF Fire Sprinkler** is the third year of a 3 year program.

- **SHIP, SHARP, SDV** program funds allocated in 2016. For use in program years 2016 and 2017.

R. Oleynik adds the City was notified there will be a permanent Rent Sup Program for Survivors of Domestic Violence as of April 2018 with a minimum of 30 units.

#### **4.3 Windsor Essex Submissions for Program Funds**

K. Goz provides the following information as it relates to Windsor Essex submissions for program funds:

- Recently received notification the city was not successful in their \$1.7 M request for the Home for Good funding.
- The City of Toronto received \$90 M and the City of Ottawa received \$25 M.
- The submission did not include a request for capital funding as there are existing facilities. The request for funding was intended to support housing for youth which is missing in Windsor and is desperately needed.
- Will receive a debriefing from the province regarding why the City of Windsor was not successful.
- In terms of the Innovation, Evidence and Capacity Building Fund, no notice has been received. Also no notice has been received relating to the Point of Time funding.

J. Binder reports the City of London was also unsuccessful in their request for funding. She suggests the City of Windsor capture what they are not able to offer due to not receiving the funding and, the number of families who will not be able to access the programs.

#### **4.4 Ontario Municipal Social Services Association (OMSSA) Request for Feedback to Ministry of Housing Special Priority Placement Proposed Amendments**

R. Oleynik reports OMSSA made a request to service managers to comment on the Ministry's proposals to change the law with respect to survivors of domestic violence on a centralized wait list. In terms of Priority 1 – Survivors of Domestic Violence, what is being proposed is to amend the law to also include victims of human trafficking and to simplify the application process. He adds feedback will be provided to OMSSA in concurrence with the Ministry's proposed changes.

#### **4.5 10 Year Housing & Homelessness Plan**

K. Goz provides an overview of the 10 Year Housing & Homelessness Plan as follows:

- Approaching the five year mark and the province's goal to end homelessness by 2025.
- In terms of Housing First and Windsor Essex Connections, there have been as many referrals into the different program streams as were received in all of 2016.
- Looking at a significant increase and demand for programs and services relating to homelessness.
- The integrative support team is working with approximately 200 individuals on the true first stream housing response and through the indigenous housing (Can Am Indian Friendship Centre).
- The majority of the tenants that were newly housed in the private market are going into social housing.
- Had one successful graduation from the program and that entailed an individual who had experienced chronic homelessness.
- Fifty-one individuals are no longer on the caseload due to loss of contact.
- Are now tracking deaths as that is the reality of the program and the population that is involved.

In response to a statement provided by the Chair regarding the crisis need for one bedroom apartments, K. Goz responds the landlord developers have been unable to access units. She also suggests being mindful of the individuals being placed in the buildings, what triggers them, so the issue is a matter of "right-sizing".

In terms of tracking deaths, L. Coltman questions the methodology to accurately track the deaths. K. Goz responds the tracking will be undertaken through outreach, "word on the street", i.e. whether that person has touched the emergency shelter system and if they're aware of any deaths. She adds nobody should die on the street because there is not a home or program that can support an individual.

#### **4.6 Homeless Coalition Strategic Plan**

The Chair requests a copy of the Homeless Coalition Strategic Plan. K. Goz responds at this time the Homeless Coalition Strategic Plan has not been finalized.

#### **4.7 Provincial/Federal New Program Initiatives**

R. Oleynik provides background information relating to the Provincial/Federal new program initiatives as follows:

- The Provincial/Federal budgets were released in the Spring 2017.
- One of the key initiatives from the province is their “modernization” piece relating to social housing, i.e. portable housing benefits, and regenerating and repositioning the stock within 3-5 years.
- To reposition all of the stock in the area for sustainability and to conserve the people in this community for another twenty to thirty years.
- The Federal government has made some significant funding commitments to social housing. They are prepared to fund another 9 years of IAH programs, Home Ownership, Ontario Renovates, Rent Sup, Rental Capital. Also talking about direct delivery programs into the communities rather than through the province with a commitment of \$11 billion over eleven years capital investment direct lending.
- There is a willingness with the province and the federal governments to now accept significant shifts on how programs are to be delivered.

J. Binder provides further comments relating to the Federal Government’s new program initiatives as follows:

- Legislative changes will be required relating to some of the initiatives. So, essentially this is a logistic legislative review ensuring from a Treasury Board perspective that there is concern programs will be rolled out and the governments will change.
- As it relates to R. Oleynik’s comments, the framework is there and has been since devolution.
- The idea is to try to keep the bureaucracy at a minimum while ensuring that the funding mechanism reflects community based needs.
- In terms of the expiration of operating agreements, suggests looking at it in two parts, that being social housing and nonprofit cooperatives.
- The bundle (\$40 billion) is more federal in nature as it does not require provincial matching and may be a safety net.
- The safety net piece will give the federal government the opportunity to further tag into the community based initiatives either a capital loan, or a capital grant and portable housing subsidy that will support communities across the country.
- As it relates to what Windsor Essex can do to be successful in the future the following suggestions are provided:
  - Look at what you are unable to do because the funding was not received.
  - Know who the client is, who the partners are as the network of partners in Windsor Essex is well defined and suggests conversations with the LHIN.
  - The federal government is also looking at how federal funding is delivered under the homelessness partnership strategy and how that would evolve.

- Ensure all “ducks are in a row” with respect to agencies, addiction service, human trafficking.
- If funding is received, how would those services be aligned, how would you identify and deploy the people that you have locally that could provide those services and supports and create your own framework.

In response to a question asked by A. Angelidis regarding the expiration of agreements, J. Binder replies ensure the board is in the state of mind for change as the mandate may change but will still be providing housing and, to review how the board is operating.

#### **4.8 Expiration of Operating Agreements**

R. Oleynik advises there are two sectors – nonprofit co-op and the federal providers. The nonprofit co-op is governed by the *Housing Services Act* and the federal providers are governed by individual operating agreements. Those agreements are expiring first. There is a potential for units to be lost.

M. Deimling distributes a document entitled “City of Windsor End of Operating Agreements (EOA) and Loss of Federal Block Funding, **attached** as Appendix “A”. An overview of the document is provided.

M. Deimling indicates the city is currently receiving block federal funding which began as a result of downloading and basically was the commitment the federal government made when the units were transferred to the province.

In terms of units retained in stock, M. Deimling states Windsor Essex Community Housing units will remain even though the operating agreement has expired, however, the city is the shareholder and will therefore be funded. He notes 73 units have been lost from the housing stock. The units retaining Affordability (SHRRP) will remain affordable to 2019-2020.

A. Angelidis expresses concern rent geared to income units (RGI) will be lost. R. Oleynik replies only 9 units have been lost.

#### **4.9 Secondary Suites**

M. Cooke provides a definition of secondary suites as follows:

*“Second units – also known as accessory or basement apartments, secondary suites and in-law flats – are self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings.”*

M. Cooke succinctly provides an overview of secondary suites as follows:

- A review of municipalities that have adopted a secondary suites policy that have not been appealed has been undertaken.
- Safety in the units is above affordability in terms of priority.
- A map revealing recent flooding of basements and the highest risk areas in the city is provided.
- It is noted some individuals who have experienced flooding in the past no longer have an insurance provider. So, there are concerns if secondary suites are to be located in a basement.
- Policies also allow for units to be placed in detached garages.
- The province is quite clear regarding the location of secondary suites and when infrastructure issues are noted.
- Some areas may be restricted from developing secondary suites until such time there is improvement in the infrastructure to address issues related to flooding.
- Policies relating to secondary suites for the City of Windsor have been drafted.
- There is a need to identify the geographic areas of concern.

In response to a question asked by R. Oleynik regarding the current process to apply for a secondary suite, M. Cooke responds a rezoning of the property is required and notes a number of units have been permitted in garages. He adds the province has introduced these changes to allow for second units to be created without the need for rezoning under the specific conditions including the adequacy of infrastructure.

## **5. Updates from Members**

None.

## **6. Date of Next Meeting**

The next meeting will be held on Tuesday, November 21, 2017 at 9:00 o'clock a.m. in Room 407, 400 City Hall Square East.

## **7. Adjournment**

There being no further business, the meeting is adjourned at 10:45 o'clock a.m.

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CHAIR

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COMMITTEE COORDINATOR





**AGENDA**  
**HOUSING ADVISORY COMMITTEE**  
**held Tuesday, September 19, 2017**  
**at 9:00 o'clock a.m.**  
**Room 407, 400 City Hall Square East**

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- 1. Call to Order**
- 2. Disclosure of Interest**
- 3. Minutes**  
Adoption of the minutes of the meeting held June 12, 2017 *–previously e-mailed*
- 4. Business Items**
  - 4.1 2016 HAC Annual Report**
  - 4.2 2017 Program Take-up Summary**  
The Windsor-Essex Federal Provincial 2017 Housing Program Allocations and Take-up – *attached*.
  - 4.3 Windsor Essex Submissions for Program Funds**  
Verbal update.
  - 4.4 OMSSA Request for Feedback to MHO Special Priority Placement Proposed Amendments**  
Verbal update.
  - 4.5 10 Year Housing & Homelessness Plan**  
Verbal Update.
  - 4.6 Homeless Coalition Strategic Plan**  
Verbal update.
  - 4.7 Provincial/Federal New Program Initiatives**  
Verbal update.
  - 4.8 Expiration of Operating Agreements**  
Verbal update.

**4.9 Secondary Suites – Planning Department**  
Verbal update.

**5. Updates from Members**

**6. Date of Next Meeting**  
To be determined.

**7. Adjournment**