

Housing Advisory Committee – Held February 20, 2018

A meeting of the **Housing Advisory Committee** is held this day commencing at 9:00 o'clock a.m. in Room 405, 400 City Hall Square, there being present the following members:

Marina Clemens, Chair
Anna Angelidis
Linda Coltman
Fiona Coughlin
Eric Hill (arrives at 9:18 a.m.)
Gary McNamara, Mayor of the Town of Tecumseh
Cheryl Porter
Jim Steele (arrives at 9:21 a.m.)
Leigh Vachon
Angela Yakonich

Regrets received from:

Jessica Kipping-Labute
Paul Renaud

Also present are the following resource personnel:

Chris Aspila, Planner II
Sonia Bajaj, Social Housing Analyst
Judith Binder, CMHC
Debbie Cercone, Executive Director, Housing & Children's Services
Mike Deimling, Social Housing Analyst
Jeanie Diamond Francis, Community Services Coordinator
Jolayne Susko, Coordinator, Housing Administration & Policy
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 9:18 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 Mayor Gary McNamara, seconded by L. Coltman,
That the minutes of the Housing Advisory Committee of its meeting held
November 21, 2017 **BE ADOPTED** as presented.
Carried.

4. Business Items

4.1 Debbie Cercone, Executive Director, Housing & Children's Services provides information relating to the ***Social Housing Apartment Improvement Program (SHAIP)*** as follows:

- SHAIP is funded through proceeds from the province's carbon market, which must be put towards programs that reduce greenhouse gas emissions.
- Windsor Essex was required to submit a business case to the Ministry of Housing to confirm that the community has social housing buildings that would meet the eligibility requirements.
- Windsor Essex has been conditionally approved for an allocation ranging from \$1,763,485 to \$4,149,378 in the first year (2107-2018). The funding allocation is conditional as the final amount is dependent on future carbon market auctions that will occur in January 2018. Funding allocations for years 2-4 of SHAIP (2018-2019, 2019-2020 and 2020-2021) will fund eligible approved retrofits in social housing apartment buildings.

In terms of the ***Green Energy Fund***, D. Cercone provides an overview as follows:

- Twenty-five million dollars province wide will be administered through the Housing Services Corporation.
 - The funding is targeted for energy retrofits for social housing buildings with less than 100 units.
 - An energy audit of the eligible buildings is required in order to participate in this program.
- The business case for the fund is due by the end of March 2018.

As it relates to the update on ***the 2017/2018 Social Infrastructure Fund & Investment in Affordable Housing (IAH) Rental Housing Capital Funding***, D. Cercone provides the following comments:

- The 2017-2018 Social Infrastructure Fund Update report was brought to Council on January 29, 2018. The report summarized the funding allocations, successful proponents and the number of affordable housing units created.

- A total of eleven proposals were received representing approximately \$21,749,896 for 216 units which were reviewed, evaluated, and considered for the available program funding.
- A total of five proposals were selected for recommendation to the Ministry of Housing which includes – Jefferson Property Group, IRIS Residential Inns and Services, Community Living Windsor, 174110 Ontario Inc. and Community Living Essex County.
- The proponents will be required to maintain rents in the building at 80% of the then current CMHC average or alternate average market rents each year for a minimum of twenty years. Increasing the number of affordable and accessible rental units in Windsor Essex is a benefit for the community and further aligns with the Windsor Essex 10 Year Housing & Homelessness Plan to increase the supply of quality affordable rental housing for low to moderate income households.

D. Cercone succinctly provides the following as it relates to the **2018 Program Take-Up Summary**:

- Program planning for the 2018 Investment in Affordable Housing (AH-E) programs is currently underway.
- A summary of funding allocations for the Ontario Renovates, Homeownership Downpayment Assistance and Rent Supplement Programs will be provided at the next HAC meeting.

In terms of the Regulatory Amendments to the Special Priority Policy (SPP) under Ontario Regulation 367/11 of the *Housing Services Act* (HSA), D. Cercone provides the following overview:

- SPP is intended to ensure that housing is not an inhibiting factor for a household to leave an abusive situation in circumstances where they cannot afford private market accommodation.
- In general, regulatory amendments expand SPP to include survivors of human trafficking, improve the application process for survivor households and ensure the policy is culturally inclusive, relevant and reflective of the pattern of abuse experienced by some survivor households.
- Service Managers are required to comply with amendments on April 1, 2018 to align with the expanded Survivors of Domestic Violence Portable Housing Benefit Program, which begins implementation roll-out on April 1, 2018.

Moved by Mayor McNamara, seconded by E. Hill,
That the updates provided by D. Cercone, Executive Director, Housing & Children's Services relating to the following **BE ACCEPTED**:

- Social Housing Apartment Improvement Program (SHAIP)
- Green Energy Fund 2017/2018
- Social Infrastructure Fund, Investment in Affordable Housing and Rental Housing Capital Funding

- 2018 Take-up Summary
- Regulatory Amendments to the Special Priority Policy

Carried.

4.2 D. Cercone provides an overview of the *Windsor Essex Submission for Program Funds, Homeless Coalition Strategic Plan and the 10 Year Housing & Homelessness Plan* as follows:

- ***Anti-Human Trafficking (Ministry of Community and Social Services & Ministry of Housing)*** – Housing Services was party to an application submitted by Legal Assistance Windsor –WEFIGHT. Will receive \$600,000 to assist with human trafficking population.
- ***Innovation, Evidence and Capacity Building (Ministry of Housing)*** – Awaiting decision.
- ***Everyone Counts 2018: Point in Time Count*** – Application has been approved and once the Federal Government has approved the communications, the Homeless Coalition of Windsor Essex County will put out the call for volunteers to assist.

Homeless Coalition Strategic Plan – Deferred, as the final plan has not been approved.

- ***10 Year Housing & Homelessness Plan*** - 2017 Annual Report to the Community due to the Ministry by June 30, 2018 with a draft of the report to HAC during the first quarter of 2018.
- 10 Year Housing & Homelessness Plan Renewal must begin in 2018.
- Windsor Essex Housing Connection Update
 - 537 referrals received January 1, 2017 – December 31, 2017
 - 81 people supported through Intensive Support January 1, 2017 – December 31, 2017
 - 125 people supported through Housing Response January 1, 2017 – December 31, 2017
 - 1189 people receiving Service Coordination January 1, 2017 – December 31, 2017****Numbers are not mutually exclusive; does not include Can Am Indian Friendship Centre data***

D. Cercone advises there are challenges associated with people who are unable to live independently. The supports that are missing include people who exhibit behaviors such as acquired brain injuries and mental health concerns.

Moved by Mayor McNamara, seconded by E. Hill,

That the updates provided by D. Cercone, Executive Director, Housing & Children's Services relating to the following **BE ACCEPTED**:

- Windsor Essex Submission for Program Funds
 - Homeless Coalition Strategic Plan
 - 10 Year Housing & Homelessness Plan
- Carried.

4.3 2017-2018 Social Infrastructure Fund Update

This matter was discussed under Item 4.1.

4.4 Secondary Suites

The Chair refers to CQ48-2017, discussed at the HAC meeting held November 21, 2017 as follows:

"Ask the Planning Department when Council can expect to see a report regarding changes to the City's official plan and zoning bylaws that will allow secondary suites within the City of Windsor."

C. Aspila advises a report in response to CQ48-2017 will be provided to City Council and to HAC.

C. Aspila states City Council at its meeting held February 5, 2018 adopted the following motion relating to residential rental housing:

Decision Number: CR61/2018

*"That City Council **SUPPORT** the establishment of a future city wide zoning by-law amendment as to establish a ratio limiting the number of bedrooms to a dwelling's floor area, and that this amendment be supported by Official Plan changes that address the proper density in neighbourhoods, and steers residential intensification to areas that can support increased densities; and,*

*That City Council **SUPPORT** in principle the increased capacity of enforcement staff for Fire and Building Inspection as to address the existing by-laws/Fire and Building Code issues for backlogged complaints for older housing stock; that Council **APPROVE** the hiring of two (2) Temporary Building/Property Standards Inspectors and one (1) Temporary Fire Prevention/Safety Officer for a 2 year pilot period to **BE SELF-FUNDED** from additional revenues from orders written and further, that should the self funding revenues not be sufficient, that any shortfall during the pilot period **BE FUNDED** from the budget stabilization reserve fund (BSR), with this matter then **REFERRED** for future consideration to the 2020 Operating budget; and,*

*That the City Solicitor **BRING FORWARD** a report to Council after the two (2) year programme completion, outlining the impacts of the increased enforcement and any recommendations for the future;*

*That Council **NOTE AND FILE** the report of Administration dated September 7, 2016 entitled “Residential Rental Housing” for information; and,*

*That Council **NOTE AND FILE** the report 16750 dated September 20, 2013 entitled “Lodging House OPA & ZBA in response to Council’s motions M420-2012 and M421-2012” from the Planning and Economic Development Standing Committee, enclosed herein as Appendix A; and,*

*That the continued use of existing by-laws to address property standards, noise and parking issues with respect to residential rental units **BE REAFFIRMED**; and,*

*That Administration **EXPLORES** and **BRINGS FORWARD** recommendations in the approach to supplement the nature of available education and information on the supply and operation of Residential Rental Housing units for landlords, students, and other tenants.”*

Carried.

Moved by A. Angelidis, seconded by C. Porter,

That the update by C. Aspila relating to secondary suites **BE RECEIVED**.

Carried.

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

The following comments are provided relating to the status of the Central Housing Registry waitlist:

- There is a large reduction in the number of people applying for the chronological list as they are “staying” in their units due to rent increases in the private sector and the wait for social housing is well over 3-5 years.
- Private sector rental rates are increasing.
- There are approximately 1,000 singles and seniors on the central waiting list.
- Critical need to build affordable housing.
- People are staying in rent geared to income units due to affordability.
- In terms of the Home Ownership Program, \$300,000 has been approved for 2018, which will assist approximately 20-30 families.
- As the demographics relating to the number of seniors in Windsor is increasing, the demand for housing will also increase.

J. Steele provides the following documents, **attached** as Appendix “A”:

- CHR-WEC Average per month housed stats by year as of December 31

- CHR-WEC Housed Stats by Year – 2012-2017
- CHR-WEC Waiting List Stats by Year – 2012-2017

Discussion ensues regarding “tiny houses” (108 square meters with full municipal services) and the possible need to change bylaws/zoning as this is a current trend in some municipalities.

Mayor McNamara indicates the planners in the Town of Tecumseh are desirous of reducing lot sizes to 60 feet and he adds that many home owners are not in favour of this initiative. He further states councils will have to be bold in the future and convince residents that smaller lots are in the best interest of the community.

5. Updates from Members

None.

6. Date of Next Meeting

The next meeting will be held on Tuesday, April 10, 2018 at 9:30 a.m. in the Walkerville Meeting Room, 3rd floor, City Hall.

7. Adjournment

There being no further business, the meeting is adjourned at 10:40 o'clock a.m.

CHAIR

COMMITTEE COORDINATOR