

REPORT NO. 101 of the
**SOCIAL DEVELOPMENT,
HEALTH & CULTURE STANDING COMMITTEE**
of its meeting held July 11, 2012

Present: Councillor Ed Sleiman, Vice Chair
Councillor Percy Hatfield
Councillor Hilary Payne

Regrets: Councillor Ron Jones
Councillor Alan Halberstadt

That the following recommendation of the Social Development, Health and Culture Standing Committee **BE APPROVED** as follows:

Moved by Councillor Payne, seconded by Councillor Hatfield,
THAT the minutes of the Housing Advisory Committee meeting held
April 25, 2012 **BE RECEIVED** for information.
Carried.

Clerk's Note: The minutes of the Housing Advisory Committee meeting held April 25, 2012 are attached as background information.



VICE CHAIRPERSON



DEPUTY CITY CLERK

NOTIFICATION:		
Name	Address	Email
Housing Advisory Committee		

KK/
Windsor, Ontario April 25, 2012

A meeting of the **Housing Advisory Committee** is held this day commencing at 9:00 o'clock a.m. in Room 303, 400 City Hall Square East, there being present the following members:

Marina Clemens, Chairperson
Councillor Ed Sleiman
Frank Duralia
John Elliott
Kerry Ippolito
Elayne Isaacs
Heather McNamara
Chris Vickers
Linda Wilson

Regrets received from:

Anna Angelidis
Judith Binder
Dave Foley
Steve Govette
Bill King
Gary McNamara
Paul Renaud

Also present are the following resource personnel:

Chris Aspila, Planner II - Official Plan Review, Policy & Special Studies and Land Information
Rob Oleynik, Program Coordinator, Housing & Children's Services
Karen Kadour, (A) Committee Coordinator

1. CALL TO ORDER

The Chairperson 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. DECLARATIONS OF CONFLICT

None.

3. **ADOPTION OF THE MINUTES**

Moved by Councillor Sleiman, seconded by C. Vickers,
That the minutes of the meeting of the Housing Advisory Committee held
November 23, 2011 **BE ADOPTED** as presented.
Carried.

4. **BUSINESS ARISING FROM THE MINUTES**

4.1 **Implementation of the Investment in Affordable Housing Program (IAH)**

R. Oleynik distributes the "Investment in Affordable Housing – IAH Windsor-
Essex Program Component Snapshot document, *attached* as Appendix "A". He provides
the following information relating to the IAH Program:

- The Federal and Provincial governments have partnered to fund the IAH Program in Windsor and Essex County.
- The City of Windsor is the delivery agent for the program.
- Each program expires December 10th each year or when the program funds are depleted, whichever occurs first.
- Completed applications are generally processed on a first come first serve basis subject to a regard for a fair distribution of the program funds across the Windsor and Essex County service area.

Discussion ensues regarding the "Applicant Eligibility" noted in the *Ontario Renovates Program*. The criteria relating to Home Repair and Multi-Residential applicant eligibility is as follows:

Home Repair Home is sole/principle residence;

Gross Household income at or below \$60,000

Gross Assets Limit \$20,000 with exclusions (ie. equity in home)

Market value of home less than \$169,000

Multi-Res Landlord must own building/property

Landlord must demonstrate the on-going financial viability of the project

E. Isaacs suggests a percentage be determined for Ontario Renovates private home repair and for repairs to multi-residential buildings. She requests that a higher percentage be provided for families and a lesser percentage to landlords as they essentially are operating a business.

Moved by Councillor Sleiman, seconded by K. Ippolito,
That Housing Services **BE REQUESTED** to consider adopting a program allocation delivery model where seventy-five percent (75%) of the Ontario Renovates funds **BE ALLOCATED** to Homeowner applications and twenty-five percent (25%) of

the Ontario Renovates funds **BE ALLOCATED** to multi-residential applications with the flexibility of changing the percentage throughout the year depending on the number of applications received in each category, and further that this rationale is to address the possibility that multi-residential applications could receive the lion's share of the overall allocation as the program allows for \$25K per unit and this possibility could freeze out homeowners in need of the program.

Carried.

Moved by C. Vickers, seconded by E. Isaacs,

That Housing Services **BE REQUESTED** to consider adopting a program income criteria where eligibility under the Ontario Renovates program includes Gross Household income at or below \$60,000 for home repair applications and Gross Household income eligibility **BE ADJUSTED** to the provincial maximum of \$80,000 for secondary suite applications.

Carried.

4.2 Housing Options for Persons Living with Disabilities and Other Needs

The Chairperson reports the "Invitational Round Table Event about Affordable Housing Options For People with Disabilities and Others Needing Support" held March 21, 2012 at the Holiday Inn, 1855 Huron Church Road was very well attended.

4.3 Housing Options for Persons with Disabilities and Other Needs

The Chairperson indicates the "Alliance to Develop Community Residences for People Living with Dementia" held March 30, 2012 at The Other Place, 1395 Walker Road was very well attended.

4.4 Homelessness Partnering Strategy (HPS)

C. Vickers states the Housing Information Services will act as the lead agency in the City to allocate approximately \$500,000 from Service Canada to other agencies dealing with homelessness issues. Youth and Family Resource Network received approximately \$350,000 to deliver homelessness related programs in the County.

4.5 Updates from HAC Members

In response to a question from K. Ippolito regarding if the Schlegel Village will be sufficient to handle the need for long term care in Windsor, it is suggested that representation from the Erie St. Clair the Local Health Integration Network be invited to attend the next HAC meeting.

5. **NEW BUSINESS**

HAC 2012/2013 Goals/Workplan

E. Isaacs asks what incentives are being offered by the City of Windsor to entice interested parties to invest in affordable housing.

C. Vickers states that a line item in the City of London's annual budget includes \$7,000,000 for social housing initiatives.

The Chairperson asks HAC members to review the HARS Recommendations and put forth those items of interest for discussion at the next HAC meeting.

6. **DATE OF NEXT MEETING**

The next meeting will be held at the call of the Chairperson.

7. **ADJOURNMENT**

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

CHAIRPERSON

(A) COMMITTEE COORDINATOR



AGENDA
And Schedule "A"
to the minutes of the meeting of the
HOUSING ADVISORY COMMITTEE
held Wednesday, April 25, 2012
at 9:00 o'clock a.m.
Room 303, 400 City Hall Square East

1. **CALL TO ORDER**

2. **DECLARATIONS OF CONFLICT**

3. **MINUTES**

Adoption of the minutes of the meeting held November 23, 2011 (*previously distributed*).

4. **BUSINESS ARISING FROM THE MINUTES**

4.1 **Implementation of the Investment in Affordable Housing Program (IAH)**

The "Investment in Affordable Housing (IAH) Windsor-Essex Program Component Snapshot" is *attached*.

4.2 **Housing Options for Persons with Disabilities and Other Needs – Session held on March 29, 2012**

Background information is *attached*.

4.3 **Housing Options for Persons Living with Dementia – Session held on March 30, 2012**

Background information is *attached*.

4.4 **Homelessness Partnering Strategy (HPS)**

Update.

4.5 **Updates from HAC Members**

5. **NEW BUSINESS**

5.1 **HAC 2012/2013 Goals/Workplan**

6. **DATE OF NEXT MEETING**

To be determined.

7. **ADJOURNMENT**

**Investment in Affordable Housing -- IAH
Windsor Essex Program Component Snapshot**

Disclaimer: Details provided herein are for informational purposes only, are subject to change prior to the final program release date and are not to be relied upon as a comprehensive or precise representation of the program, its terms and conditions or eligibility rules.

Background

The Federal and Provincial governments have partnered to fund the IAH program in Windsor and Essex County. The City of Windsor is the delivery agent for the program. Each program component expires December 10th each year or when program funds are depleted, whichever occurs first. Completed applications are generally processed on a first come first serve basis subject to a regard for a fair distribution of the program funds across the Windsor and Essex County service area. An exception to the first come first serve basis may be made for applications for urgent and critical nature. Such applications may be processed on a first priority basis in the sole discretion of the Program Development Officer.

Item	Homeownership Down Payment			Ontario Renovates			Rent Supplement		
	April 2012 to March 2013	April 2013 to March 2014	April 2014 to March 2015	April 2012 to March 2013	April 2013 to March 2014	April 2014 to March 2015	April 2012 to March 2013	April 2013 to March 2014	April 2014 to March 2015
Windsor Essex Allocation	Total \$1,200,000	Total \$600,000	Total \$600,000	Total \$3,599,887	Total \$1,242,393	Total \$1,241,663	Total \$6,451,000	Total \$2,550,125	Total \$716,965
Household Funding Parameters	30 to 40 apps	30 to 40 apps	none	40 to 50 apps	40 to 50 apps	40 to 50 apps	70 to 80 apps	30 to 40 apps	10 to 15 apps
Project / Unit Eligibility	Maximum of 10% of purchase price - \$16,900 20 year forgivable loan Repayable under certain circumstances	Maximum Windsor/Essex sale price \$169,000 Eligible homes can be new or resale and may be detached, semi-detached, town (condo and freehold), row houses, apartments, stacked homes and duplexes	Life lease, mobile home Construction costs for new home on land owned by the applicant are <u>not</u> eligible	Maximum average of \$25,000 in overall Windsor Essex service area - may fund up to \$50k if average per app is \$25,000 Home repair - 10 year forgivable loan Multi-res - 15 year forgivable loan For Both Repayable under certain circumstances Accessibility to max of \$3,500 grant - not on a forgivable loan basis and not repayable Home Repair - repair and rehab; remedy overcrowding; increase accessibility; create secondary suites; mould remediation Multi-Res - same plus must set rents at or below CMHC Average Market Rent For Both - must verify no tax or mortgage arrears and valid insurance on property	Payment made to landlord Minimum rent payable \$250.00 per month Maximum subsidy \$450.00 per month	In-situ allowed units must be self contained, in satisfactory state of repair Apartment market rent at or below CMHC Average Market Rent <u>including</u> all utilities Townhouse market rent at or below CMHC Average Market Rent <u>excluding</u> all utilities Local occupancy standards apply	Hostel units, group home, congregate living, nursing and retirement homes	Applicant on or eligible to be on social housing waiting list; Applicants not in receipt of RGI or other housing allowance/rent sup program assistance	
Project / Unit Ineligibility	Applicants must be a renter household purchasing home as their sole and principal residence Cannot currently own a home but does not have to be first time homebuyer Gross household income at or below - \$80,300 Gross Asset Limit - \$20,000 with exclusions (ie RRSP)	Nursing homes, shelters (except shelters that house victims of family violence), crisis care facilities, MOHLTC capital projects, social housing projects	Home Repair - Home is sole/principle residence; Gross Household income at or below \$60,000 Gross Assets Limit \$20,000 with exclusions (ie equity in home) Market value of home less than \$169,000 Multi-Res - Landlord must own building/property Landlord must demonstrate the on-going financial viability of the project						