

**REPORT NO. 261 of the
SOCIAL DEVELOPMENT,
HEALTH & CULTURE STANDING COMMITTEE**
of its meeting held January 7, 2015

Present:

Councillor Ed Sleiman, Chair
Councillor Paul Borrelli
Councillor Rino Bortolin
Councillor John Elliott
Councillor Jo-Anne Gignac

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

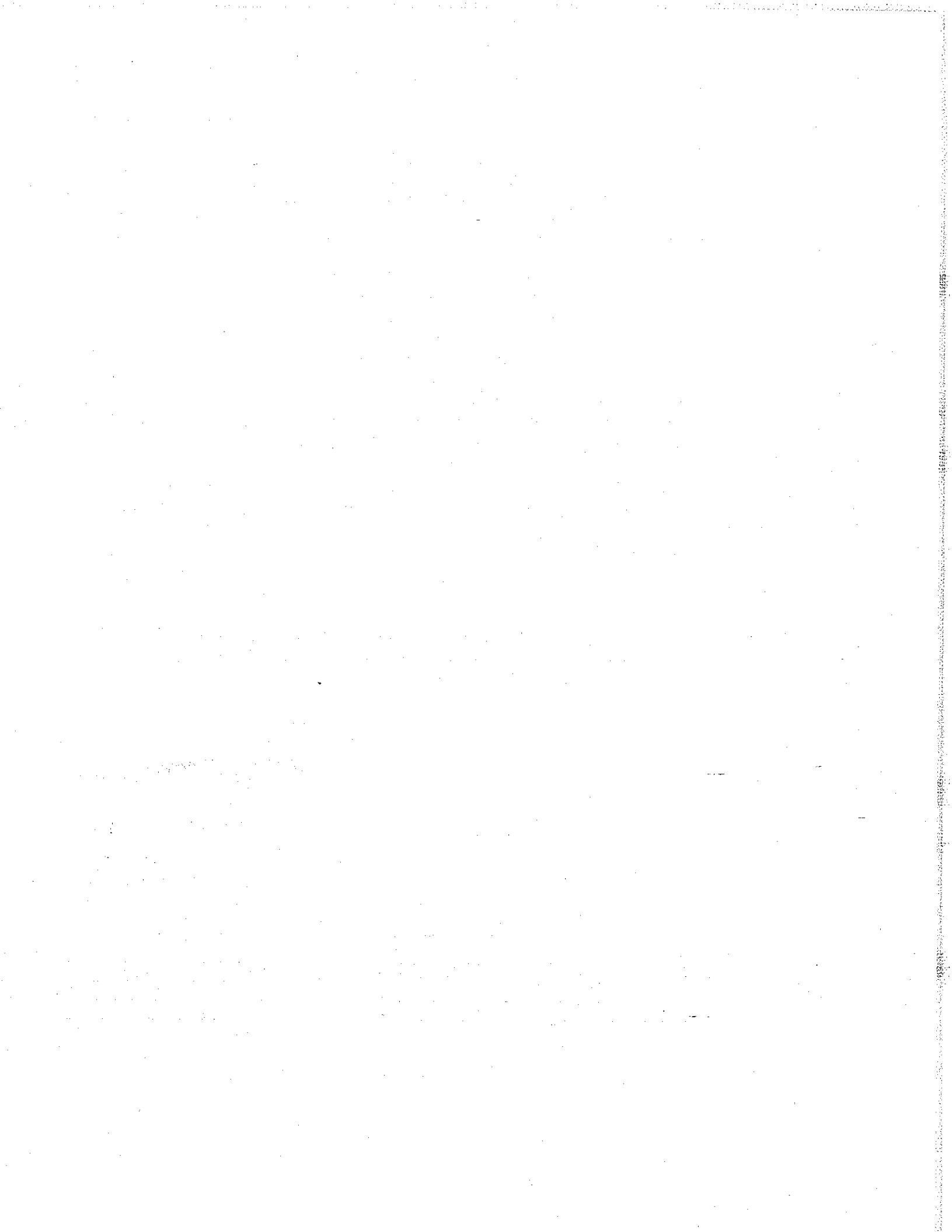
Moved by Councillor Borrelli, seconded by Councillor Bortolin,
That the 2014 Annual Report of the Housing Advisory Committee **BE RECEIVED** for information.
Carried.

Clerk's Note: That the report by the Chair of the Housing Advisory Committee entitled "2014 Chairperson's Report to the Social Development, Health and Culture Standing Committee" is attached as background information.


CHAIRPERSON


DEPUTY CLERK

NOTIFICATION :				
Name	Address	Email Address	Telephone	FAX



Housing Advisory Committee
2014 Chairperson's Report to the Social Development, Health and Culture
Standing Committee

Background

The mandate of the Housing Advisory Committee is to serve as an advisory body to City Council on issues relating to the supply, demand and need for additional affordable housing units; act as a medium for informational exchange with sector representatives on housing program initiatives and community issues; act as resource and advocate on behalf of all stakeholders to educate and advance the awareness of Council representatives on matters pertaining to housing in Windsor and Essex County.

The Housing Advisory Committee enjoys wide ranging housing sector representation that results in valuable input from its members. A copy of the committee representation is attached as Appendix 1.

The work of the Housing Advisory Committee is primarily guided by two initiatives:

1. **HARS 2010 Report**

The Housing Analysis and Recommendation Strategies Report 2010 is known as the HARS 2010 Report. The report continues to be a relevant and useful resource to inform the work of the Committee throughout 2014.

2. **Windsor Essex 10 Year HHP**

The development of the Windsor Essex 10 Year Housing and Homelessness Plan provides a framework that informs HAC discussions on housing issues and has the potential to guide new ideas to deliver housing programs in the future.

2014 Committee Work

The 2014 Committee work included discussions and a role in the following areas:

- Review, monitor and provide input into the delivery of the Investment in Affordable Housing Program components; (Program Outcomes attached as Appendix 2).
- Review and monitor the development of local rules under the new Housing Services Act, approved by Windsor City Council in July 2014;
- Provide input into the development and implementation of the 10 Year Housing and Homelessness Plan and adopt a monitoring and evaluation role each year. The Plan was approved by Windsor City Council in May 2014.

1. Investment in Affordable Housing Program Extended to March 2020

The Federal and Provincial governments partnered to fund the Investment in Affordable Housing Program for Ontario (IAH) until March 31, 2015. The Windsor Essex region was originally allocated \$11.8M under the program.

The City as Service Manager has tremendous flexibility in allocating funds in combination of five identified program components including capital funding for residential rental housing, homeownership down payment assistance, rehabilitation and repair work, housing allowances and rent supplement funding. The program development and design flexibility enhanced the City's ability to continue to implement strategies to address local housing needs.

The program has assisted over 425 households to date. The Committee continues to monitor the take-up results of the IAH program and provides feedback to Housing Services regarding delivery and take-up results.

In August, 2014 the Ministry of Municipal Affairs and Housing announced the program will be extended until March 2020. HAC will be expected to provide input into the delivery and monitoring of the various program components once again.

2. Local Social Housing Rules – Housing Services Act

Recent changes to provincial legislation created the opportunity to review existing social housing program rules and attempt to address some of the challenges facing the affordable housing sector in Windsor Essex. These initiatives kept the committee busy throughout 2012, 2013 and part way through 2014.

The Windsor Essex Local Rules document is now complete and approved by Windsor City Council in July 2014. Implementation of the local social housing rules is expected early in 2015.

3. Windsor Essex 10 year Housing and Homelessness Plan

The Housing Services Act required Service Managers to develop and submit a 10 Year Housing and Homelessness Plan (Plan) for Council approval. This requirement was a significant undertaking. The Executive Director of Housing and Children's Services established the Long Term Affordable Housing Strategy Advisory Committee (LTAHSAC) to plan, develop, monitor and guide the initiative to completion. There are 8 Housing Advisory Committee members on LTAHSAC providing their knowledge and expertise and a significant amount of their time and effort to ensure the initiative is a success.

The Plan was completed and approved by Council in May 2014. The Plan adopts a Housing First model that requires the collaboration of housing sector and related agencies and organizations.

The plan is extensive and implementation of the identified strategies is expected to occur over the next few years beginning in 2015.

HAC's role under the Plan is to champion the implementation of the Plan and evaluate and monitor progress towards meeting the goals and strategies of the Plan. It is expected that an update regarding implementation will be available in November 2014.

The Executive Director of Housing and Children Services established the Implementation Committee Housing and Homelessness Plan (I-CHHP) to guide implementation of the Plan. HAC's work in 2014 includes representation on I-CHHP and the related work done by that committee.

4. Secondary Suites – Housing Services Act

The new Housing Services Act requires municipalities to develop a Bylaw to govern secondary suites. The Housing Advisory Committee acknowledges careful consideration must be given regarding this requirement. This requirement remains on the Committee's agenda, continues to be a topic of discussion and the committee will receive updates from the Planning Department as to the progress in formulating the Bylaw that will become part of the City's Official Plan.

HAC has maintained an interest in the requirement to develop a secondary suite bylaw. HAC's primary interest is that such bylaw can significantly assist families that wish to create an affordable secondary rental suite on their existing property to house and support aging parents and adult dependent children. A sub-committee was formed to explore this issue and assess how other communities have addressed this issue. The work by the sub-committee has helped to inform the strategies considered under the 10 Year Housing and Homelessness Plan and will assist with program design of the Ontario Renovates Program.

5. 2015 Committee Work

The Committee's work in the coming year will be to continue to review, monitor, provide input and make recommendations where required on the three main initiatives of this year's work, namely:

- The delivery of the extension of the Investment in Affordable Housing Program components;
- Year 1 of the 10 Year Housing and Homelessness Plan is 2015. HAC will continue to work to provide input and monitor the implementation progress of the Plan. I-CHHP will continue to report to HAC regarding: the implementation of the work plan that identifies how each goal and strategy will be implemented, including actions and timelines;

develop and recommend outcome measurement indicators to assess the progress in meeting the goals and implementation strategies and; develop and recommend outcome measurement indicators for key strategies in the Plan.

6. Closing Remarks

In closing, the members of the Housing Advisory Committee are dedicated and knowledgeable individuals that continue to volunteer their time generously and provide valuable input into relevant affordable housing issues in the community. We look forward to working throughout 2015 to improve the availability of and access to affordable housing in our community including the commencement of a Housing First model for the community. I remain very proud to be the Chairperson of the Housing Advisory Committee.

Marina Clemens

Appendix 1

2014 Membership List – Housing Advisory Committee

Voting Status

Sector Representation	Seat	Name
City Council	1	Councillor Ed Sleiman
County Council	1	Mayor Gary McNamara -Tecumseh
Housing Providers	2	Jim Steele, Windsor Essex Community Housing Corporation Cheryl Porter, Glengarry Non-Profit Housing Corporation
Central Housing Registry	1	Marina Clemens, Chair
Labour Community		Anna Angelidis, Labour Sponsored Community Development Group
Housing Developer	1	Dave Foley, Barrier Free Construction and COAHP Proponent
Consumer and Tenant Representative	2	Lorena Shepley Frank Duralia
Community Groups	5	Heather McNamara, Multicultural Council Elayne Isaacs, Aboriginal Community Hassan Awed, Children Aid's Society John Elliot, Sandwich Teen Action Group Steve Govette, CMHA Manager Housing, Facilities Employment
Emergency Housing	1	Linda Wilson, Salvation Army
Windsor Essex Real Estate Board	1	Paul Renaud, Bob Pedler Real Estate
Lodging/Rest Home	1	Bill Bijl, Kanata Living

Resource to HAC Non-Voting Status

Council Services	1	Karen Kadour, Committee Coordinator
Housing Services 10 YR HHP	1	Kelly Goz
CMHC		Judith Binder, Manager Southwest Region
Policy Planning	1	Chris Aspila, Planner II Land Information
County of Essex Planning Services	1	Bill King, Manager Planning Services
Executive Director of Housing and Children Services	1	Debbie Cercone
Housing Services Programs	1	Rob Oleynik

Appendix 2

Investment in Affordable Housing program (IAH) Outcomes

Housing Advisory Committee 2014 Annual Report
 Social Development, Health and Culture Standing Committee

1. Funding/Households Assisted (all numbers rounded)
IAH Program Outcome January 1, 2012 to September 30, 2014

IAH Program Component	Funds Allocated \$	Take-Up \$	Take-up %	No. of Households Assisted
Ontario Renovates Homeowner	\$2.28M	\$2.26M	99%	108
Ontario Renovates Multi-Res	\$562K	\$562K	100%	67
Homeownership Downpayment	\$1.38M	\$1.377M	99.8%	97
Rent Supplement <i>Note 1</i>	\$1.65M	\$1.37M	83%	215
Housing Allowance <i>Note 2</i>	\$44.8K	\$12.5K	28%	18
Program Administration Fee	\$526K	\$526K	100%	505

Note 1: Number of Households Assisted includes an original unit allocation of 167 units and an estimated 10% turnover per year.
Note 2: Housing Allowance is a new program released in April 2014. Ramp up activities delays initial take-up % outcome.

2. City/County Service Area (all numbers rounded)
IAH Program Outcome January 1, 2012 to September 30, 2014

IAH Program Component	Unit Take-Up %		No. of Households Assisted	
	City	County	City	County
Ontario Renovates Homeowner	68%	32%	78	30
Ontario Renovates Multi-Res	99%	1%	65	2
Homeownership Downpayment	61%	39%	61	36
Rent Supplement	90%	10%	194	21
Housing Allowance	93%	7%	17	1
Overall Summary	82%	18%	415	90