



KK/
Windsor, Ontario October 8, 2014

A meeting of the **Housing Advisory Committee** is held this day commencing at 11:00 o'clock a.m. in the Town of Walkerville Meeting Room, there being present the following members:

Marina Clemens, Chairperson
Anna Angelidis
Frank Duralia
John Elliott
Dave Foley
Steve Govette
Elayne Isaacs
Gary McNamara
Heather McNamara
Cheryl Porter
Paul Renaud
Lorena Shepley (arrives at 11:13 a.m.)
Linda Wilson

Regrets received from:

Councillor Ed Sleiman (meeting conflict)
Bill Bijl
Judith Binder
Jim Steele

Also present are the following resource personnel:

Chris Aspila, Policy Planning
Debbie Cercone, Executive Director of Housing
Kelly Goz, Housing Administration & Housing Coordinator
Bill King, County of Essex
Rob Oleynik, Program Coordinator, Housing & Children's Services
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Chairperson calls the meeting to order at 11:05 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 disclosed.

3. **MINUTES**

Moved by G. McNamara, seconded by F. Duralia,
That the minutes of the Housing Advisory Committee of its meeting held June 18, 2014
BE ADOPTED as presented.
Carried.

4. **BUSINESS ITEMS**

4.1 **Investment in Affordable Housing (IAH) Program Components**

R. Oleynik provides an overview of the "IAH Program Delivery-HAC Update – April 1, 2014 to September 30, 2014" document as follows:

- In August, 2014 the Ministry of Municipal Affairs and Housing announced a six year extension to the IAH Program.
- The Windsor Essex funding allocation for Year 1 is \$2,208,000. This allocation is in addition to the funding allocation of \$1,964,390 provided in this final year of the current IAH Program.
- The IAH (2014 Extension) components are fundamentally the same as the current and are as follows:
 - ***Rental Housing Capital Component*** – a capital funding component on a 20 year forgivable loan basis, intended to provide affordable rental housing units. Participating landlords are required to maintain rents at 80% of the then current CMHC average or alternate market rents each year. Participating municipalities are required to set the property tax rate equivalent to the single residential rate for units receiving funds under the IAH (2014 Extension).
 - ***Homeownership*** – a 10% downpayment assistance component on a 20 year forgivable loan basis, intended to assist households to purchase a home, income/assets limits and various other criteria apply.
 - ***Ontario Renovates*** – intended to assist eligible homeowners and landlords with renovation and rehabilitation projects. The Homeowner component is on a 10 year forgivable loan basis and income/assets limits and other criteria apply.
 - ***Rent Supplement*** – a program component intended to provide a monthly subsidy amount to reduce market rent for eligible households – payable directly to the Landlord.
 - ***Housing Allowance*** – a program component intended to provide a monthly subsidy amount to reduce market rent for eligible households – payable directly to the Tenant.
- There are four notable changes to the program:

- **Apprenticeships:** Service Managers are required to give priority consideration to the employment of apprentices when selecting projects under the Rental Housing Component and the Ontario Renovates Multi-Res component.
- **Secondary Suites:** Only the household income of the incoming tenant, not the homeowner, must be at or below the program maximums.
- **Homeownership Downpayment Assistance:** Service Managers must ensure education and training on the home buying experience, including financial guidance around the up-front and on-going costs of homeownership, and on the obligations and benefits of being a homeowner are offered to purchasers approved under the Homeownership component.
- **Committed Funds Use it or Lose it:** For the Homeownership and Ontario Renovates components, 90% of the funding must be committed by December 31, 2014. The original program required 100%.
- Housing Services elected to issue an RFP for the Rental Housing Capital Component of the program. An RFP was released on September 30, 2014 with a Closing Date of November 4, 2014.

4.2 Implementation Committee Housing & Homelessness Plan (ICHHP) 10 Year Housing & Homelessness Plan

The "Draft Windsor Essex 2014 Annual Report to the Community" is distributed and attached as Appendix "A". K. Goz reports this report is intended to highlight various accomplishments and challenges faced throughout 2014, and to provide a framework for items to be addressed moving forward into 2015.

The Chairperson indicates the Draft Report is provided to solicit feedback. She requests any comments be forwarded to K. Goz for inclusion in the report.

D. Cercone states a preview of the "Windsor Essex 2014 Annual Report to the Community" will be presented at the National Housing Day Forum to be held on November 17, 2014 at the Fogolar Furlan.

In response to a question asked by L. Shepley regarding if there is self-assessment in SPDAT, K. Goz responds there is no self-assessment.

Clerk's Note: The Service Prioritization Decision Assistance Tool (SPDAT) will assist support workers in examining the components of a person or family's life that are most likely to result in housing instability. The SPDAT will assist the support worker to understand the depth of these issues; which household is most likely to benefit from which type of housing support intervention; which household should be prioritized above others based upon their acuity; and, informs the case planning process so that time is spent working on those areas that are most likely going to result in the person/family becoming homeless again.

The Chairperson advises VI-SPDAT is currently being utilized at the Salvation Army and the Welcome Centre as a pilot program to obtain additional information regarding the population and level of need in the community.

E. Isaacs expresses concern with the considerable wait time (5 to 6 years) for singles to acquire housing through the Windsor Essex County Central Housing Registry (CHR). She requests when the final report is undertaken, that wait times and needs of the community be included. The Chairperson reports that a sub-committee of CHR is examining these items and will report back to ICHIP.

4.3 Secondary Suites

The Chairperson requests the Secondary Suites Subcommittee bring a report to HAC expounding the benefits of secondary suites and following that, the report will proceed to the Planning dept and then to City Council in the early New Year.

4.4 HAC Draft Annual Report to the Social Development, Health & Culture Standing Committee

A. Angelidis suggests the statistics relating to the IAH Program outcomes from inception be included in the HAC Annual Report. The Committee agreed. The Housing Advisory Committee 2014 Chairperson's Report to the Social Development, Health and Culture Standing Committee (including suggestions from members) is attached as Appendix "B".

E. Isaacs suggests as future work that consideration be given to review the number of withdrawals, and ineligibilities and notes HAC may change the program criteria as it relates to these issues.

These suggestions will be incorporated into the final report due to the committee by November 1, 2014.

4.5 Updates from HAC Members

The Chair expresses concern relating to a document produced by the Windsor Essex County Health Unit entitled "2014 Social Determinants of Health in Windsor Essex County" and the lack of reference to housing within the community. G. McNamara notes as Chair of the Windsor Essex County Health Unit, this issue will be brought to the Board and will also convene a meeting with stakeholders to review the foregoing report. E. Isaacs suggests Pathway to Potential be invited to this meeting.

G. McNamara advises Ted McMeekin, Minister of Municipal Affairs and Housing is currently touring Ontario and has extended an invitation to visit Windsor. G. McNamara

suggests a tour of the housing stock be provided. He notes housing issues should be a partnership of all three levels of government and not solely on the "backs of the taxpayers".

5. **DATE OF NEXT MEETING**

At the call of the Chair.

6. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 12:04 o'clock p.m.

CHAIRPERSON

COMMITTEE COORDINATOR



AGENDA
And Schedule "A"
to the minutes of the meeting of the
HOUSING ADVISORY COMMITTEE
held Wednesday October 8, 2014
at 11:00 o'clock a.m.
Town of Walkerville Meeting Room
3rd floor, City Hall

1. **CALL TO ORDER**
2. **DECLARATIONS OF CONFLICT**
3. **MINUTES**
Adoption of the minutes of the meeting held June 18, 2014 (*previously distributed*).
4. **BUSINESS ITEMS**
 - 4.1 **Investment in Affordable Housing (IAH) Program Components**
 - a) Program Delivery Update – The “IAH Program Delivery HAC Update – April 1, 2014 to September 30, 2014 Windsor Essex – is *attached*.
 - 4.2 **Implementation Committee Housing & Homelessness Plan (ICHHP)) 10 Year Housing & Homelessness Plan**
 - a) Update
 - b) The report of the Housing, Administration & Development Coordinator dated October 1, 2014 entitled “Windsor-Essex 2014 Annual Report to the Community – Draft” – - to be *e-mailed*.
 - 4.3 **Secondary Suites**
Update
 - 4.4 **HAC Annual Report to the Social Development, Health & Culture Standing Committee**
The “HAC 2014 Chairperson’s Report to the Social Development, Health & Culture Standing Committee – Draft” - is *attached*.
 - 4.5 **Updates from HAC Members**
5. **DATE OF NEXT MEETING**
To be determined.
6. **ADJOURNMENT**

The Windsor Essex 2014 Annual Report to the Community

As Windsor Essex approaches the anniversary of the completion of the Windsor Essex 10 Year Housing and Homelessness Plan (Plan), there are a number of things that have been accomplished by the community as we continue to work towards providing a comprehensive Housing First approach to deliver a system of housing and homelessness services. This report is intended to highlight various accomplishments and challenges faced throughout 2014, and to provide a framework for items to be addressed moving forward into 2015.

How did we get here?

The Housing Services Act, 2011 (HSA) requires that each Service Manager have a Ten Year Plan to address Housing and Homelessness. The HSA required that each plan include the following principles:

1. Housing First
2. People-Centred
3. Partnership Based
4. Locally Driven
5. Inclusive
6. Fiscally Responsible; and
7. Outcome Focused

The Ontario Housing Policy Statement states:

“Service Managers will ensure that local housing and homelessness plans:

- a. demonstrate a system of coordinated housing and homelessness services to assist families and individuals to move toward a level of self-sufficiency;
- b. include services, supported by housing and homelessness research and forecasts, that are designed to improve outcomes for individuals and families;
- c. are coordinated and integrated with all municipalities in the service area;
- d. contain strategies to increase awareness of, and improve access to, affordable and safe housing that is linked to supports, homelessness prevention and social programs and services;
- e. contain strategies to identify and reduce gaps in programs, services and supports and focus on achieving positive outcomes for individuals and families;
- f. contain local housing policies and short and long-term housing targets;
- g. provide for public consultation, progress measurement, and reporting.”

The Windsor Essex 10 Year Housing and Homelessness Plan was approved by City Council in May 2014. The Plan outlines a vision, guiding principles, goals and strategies identified by the community as priorities based on a Housing First approach to achieve the principles outlined in the HSA. The Plan also addresses key aspects of housing from homelessness to affordable home ownership and focuses on housing stability, homelessness prevention and quick access to permanent housing rather than emergency responses. The Plan also considers the housing and support needs of specific population groups, including person with disabilities, Aboriginal

people, immigrant, youth, seniors and victims of domestic violence. The Plan establishes a process to measure and report on progress toward meeting the goals.

Vision

Windsor Essex is an inclusive community where everyone has a safe, affordable, accessible, and quality home, and everyone lives where they can actively participate.

The Plan identifies 63 strategies to be implemented by the end of 2023. Under the following goals these key accomplishments have been completed as of October 2014.

Goals

1. Access

Provide simple, coordinated and consistent access to programs, services and supports that act on what is important to the person receiving services

- Phase 1 – Access model completed and approved (*insert Access – Phase 1 model*)
- Pilot underway with the Interim Housing Providers to administer the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT)
- 211 chosen as the single phone number which includes an after-hours crisis line through the Community Crisis Centre
- Community Homelessness Prevention Initiative (CHPI) Request for Proposal issued October 2014

2. Person-Centered Supports

Have supports available when needed, to act on what is important to the person receiving services, to assist the person in succeeding in their preferred housing

- Family Service Windsor Essex and Access County Community Support Services have collaborated with The City of Windsor Housing Services and Ontario Works to deliver a comprehensive trusteeship program. Addition of 2 trusteeship staff will allow for the increase in trusteeships required by persons seeking voluntary trusteeship
- CHPI funded service refinements include services funded through the Housing Stability Plan
- An increase in funding for Keep the Heat (Utility Assistance Program) based on a review of 2013 data. Other refinements include reviewing the eligibility criteria and increasing accountability under these programs.
- A pilot program through the City of Windsor Housing Support staff will align 3 Caseworker – Housing Support with a Social Worker to focus on assisting clients maintain and retain housing with assistance from funding accessed through the Housing Stability Plan and administering the VI-SPDAT during this pilot phase for those who are currently homeless and accessing motels and transitional housing for families
- Housing Stability Plan flyers were developed and distributed throughout the community

- Housing Stability Plan continuously under review and refinements are completed when required

3. Interim Housing

Have temporary housing, meant to bridge the gap between homelessness and permanent housing, available where appropriate and where needed

- The informal 14 day policy has been removed

4. Housing linked with Supports

Have housing linked with a comprehensive and coordinated package of services and programs to assist a wide range of individuals with support needs in maintaining their housing

- Quality of Life funding was provided to Housing with Supports Homes to enhance the quality of life for their residents. Along with a second phase of Quality of Life funding was provided with a focus on Staff training enhancement and resources.
- Quality of Life funding enhancements were also allocated to support and service agencies currently funded under CHPI.
- Monitoring of services provided
- Monthly CHPI stats
- Education sessions with Housing with Supports Homes on completing CHPI stats
- 4% per diem increase over 3 years approved effective April 1, 2013
- Implementation of a fall prevention program within the CHPI funded Housing with Support homes.

HOWs open house

In May 2014 the Housing with Supports Alliance held their first annual Open House to the community for organizations and community partners to gain knowledge and understanding of the many supports being offered to residents in Housing with Supports (HOWs) homes. These homes offer a supportive community environment for residents that are living with psychiatric, physical or developmental disabilities and/or are frail elderly.

5. Rental Housing

Have a full range of rental housing that offers safe, accessible and quality accommodations

- Review committee currently reviewing social housing policies to identify opportunities to remove barriers to accessing social housing

6. Ownership Housing

Have a full range of ownership housing that offers safe, accessible and quality accommodations

7. Monitoring, Reporting, and Evaluation

Measure and report on progress, evaluate success, and invest in continuous improvement of the housing and homelessness system

- Development and completion of the Windsor Essex 10 Year Housing and Homelessness Plan which achieves the outcomes set out by the province
- Approval of the Windsor Essex 10 Year Housing and Homelessness Plan by the Ministry of Municipal Affairs and Housing and City Council
- Establishment of the Implementation Committee for the 10 Year Housing and Homelessness Plan (I-CHHP)

What is Housing First?

A Housing First approach is where people who are experiencing homelessness obtain and maintain permanent, affordable housing and to assist those who are at-risk of homelessness to remain housed. Housing First places the highest priority on keeping people or moving people into permanent housing as quickly as possible, and then providing the support necessary to maintain their housing.

What is at risk of homelessness?

Households that have difficulty maintaining appropriate housing that is safe, adequate, affordable and secure. A range of factors can put housing security at risk, including: low income, health issues/illness (including mental health issues), substance use, incarceration or other legal issues, hospitalization, family breakdown, violence, discrimination, inadequate and/or unsafe housing.

What is SPDAT?

The Service Prioritization Decision Assistance Tool (SPDAT) will assist support workers in examining the components of a person or family's life that are most likely to result in housing instability. The SPDAT will assist the support worker to understand the depth of these issues; which household is most likely to benefit from which type of housing support intervention; which household should be prioritized above others based upon their acuity; and, informs the case planning process so that time is spent working on those areas that are most likely going to result in the person/family becoming homeless again.

Current Trends in Windsor Essex

- Vacancy de-control

Although market rents are subject to guideline limit increases governed by the provincial legislation, the limits do not apply to the market rent when a landlord is re-renting a unit in creating a new tenancy. There is no limit to the initial rent amount established for the new tenancy. After years of high vacancy and flat and declining rental rates, Windsor Essex is beginning to notice that vacancy rates are decreasing significantly creating a trend for higher rental amounts charged for a new tenancy.

- Vacancy Rates – *shown as infographic in final version*

Vacancy rates for Windsor continue to decrease from 6.3% in April 2013 to 5.0% in April 2014. Vacancy rates decreased in the Town of Essex from 6.5% in April 2013 to 3.3% in April 2014. Vacancy rates increased in the Municipality of Leamington from 3.4% in April 2013 to 4.0% in April 2014

****Taken from CMHC Rental Market Report Spring 2014**

- Waiting list & unit turn over - *shown as infographic in final version*

RGI tenants are staying for longer periods in non-profit housing therefore fewer vacancies are available for households on waiting lists.

2013 2,500 active households on the waitlist which is a 5.9% increase from 2012.

Average wait time in years is 1.2

****Taken from ONPHA Waiting List Survey 2014**

- Increase in demand for Utility Assistance Program (Keep the Heat) - *shown as infographic in final version*

In 2014 XXX households assisted with Utility Assistance

- Increase in motel use - *shown as infographic in final version*

2013 - 661 nights in motel an average of 4.3 nights / household.

2014 - XXX nights in motel an average of X nights / household

- Aging social housing stock - *shown as infographic in final version*

Approximately two-thirds of the housing stock in Windsor/Essex is over 35 years old; including 38% that is 50 years old. An important aspect of meeting housing needs is the ability of the existing stock to continue to provide adequate and acceptable living standards to residents.

**** Taken from: Housing Analysis and Recommended Strategy (HARS)**

Background Report One: Housing Needs Analysis by SHS Consulting

- Unemployment rate 9.0% August 2014 for Windsor Essex compared to 7.0% for the national average - *shown as infographic in final version*

****Taken from Labour Force Survey published by Statistics Canada September 5, 2014**

- Social assistance rate: 9,451 households in receipt of Ontario Works as of August 2014
12,500 households in receipt of Ontario Disability Support Program as of June 2014- *shown as infographic in final version*

Community Homelessness Prevention Initiative stats *shown as infographic in final version*

Interim Housing Use

Welcome Centre:

2013 total nights in shelter 3,168 with an average of 8.8 nights / person
2014 total nights in shelter XXX with an average of XXX nights / person

Salvation Army

2013 total nights in shelter 5,557 with an average of 7.0 nights / person
2014 total nights in shelter XXX with an average of XXX nights / person

Housing with Support Homes

City

2013 Average number of residents 380
2014 Average number of residents XXX

County

2013 Average number of residents 212
2014 Average number of residents XXX

Homelessness Partnering Strategy

The Homelessness Partnering Strategy (HPS) is federally funded through Employment and Social Development Canada. It is a community-based program aimed at preventing and reducing homelessness by providing direct support and funding to 61 designated communities across Canada. HPS programs take a Housing First approach with a focus on the chronic and episodic homeless population.

Total number of people served through HPS funded programs in 2014 XXX

- HPS Request for Proposal to be issued October 2014
- Mental Health Commission of Canada Training & Technical Assistance held on October 14 & 15, 2014 combined over 150 attendees were present. In addition to this on-site training, Windsor Essex is participating as a Community of Practice (CoP) which will

allow for transfer of knowledge about the implementation of the Housing First model within a regional context.

Housing Stability Plan (HSP)

The City of Windsor is committed to preventing homelessness and, in response to these changes, has developed the Housing Stability Plan (HSP). The goals of the Housing Stability Plan are as follows:

1. To help people who are experiencing homelessness to obtain and retain housing; and
2. To help people at risk of homelessness remain housed

The Housing Stability Plan is comprised of the following components:

1. Rental Assistance
2. Utility Assistance
3. Shelter Enhancement

HSP stats shown as infographic in final version

2013 total applications 2,720

2014 total applications XXX

Investment in Affordable Housing update shown as infographic in final version

Homeownership Downpayment Assistance 2014, to date 25 households assisted with downpayment assistance

Ontario Renovates (Homeowner) – 2014, to date 41 households approved for home repairs / renovation

Housing Allowance

In 2014 30 households were assisted address affordability issues in modest rental units through Housing Allowance.

Year to Come

Will continue to implement the 29 strategies identified by the community as priorities for 2014 – 2015 in the 10 Year Housing and Homelessness Plan.

IAH (2014 Extension) - In August 2014, the provincial and federal governments announced an extension to the Investment in Affordable Housing for Ontario program. This six year initiative will assist to improve access to affordable housing that is safe, sound, suitable and sustainable for households in need throughout Windsor Essex.

Strategic priorities for 2015

Increase the supply of rental housing for households on, or eligible to be on, social housing waiting lists.

Strengthen the Interim Housing sector, which will include, transitional housing for youth and Aboriginal person(s) and families.

Expand the availability of Aboriginal Housing Support Workers

Continue dialogue and collaboration with the health sector and community stakeholders to increase coordination of support to maintain housing

Implement a Housing First intensive support initiative for individuals experiencing chronic homelessness and/or who have the highest need within the community.

Implementation of coordinated access and common assessment for individuals experiencing homelessness or at risk of homelessness with triaging to appropriate services

Implementation of 211 as the single phone number for housing help

Implement an education / public awareness campaign

Expand Homeless Individuals and Families Information System (HIFIS) use system wide

Thank you to the following:

Housing Advisory Committee

City of Windsor Housing Staff

Members of I-CHHP:

Colleen Mitchell

Anna Angelidis

Cheryl Porter

Don Feltham

Elayne Isaacs

Shelley Gilbert

Jenna Foley

Josephine Heuton

Kirk Whittal

Marina Clemens

Ann Ryan

Thom Rolfe

Renae Hill

Michelle Suchiu

Joyce Zuk

Steven Govette

Lady Laforet

Bill Marra

Janice Kaffer

Sonia Grbevski

Allison Prieur

Judith Binder

Michelle Burd

Karrie Ferguson

Dawn Maziale

Jennifer Tanner

Debbie Cercone

Dawn Bosco

Rob Oleynik

Ann Hudacek

Kelly Goz

Jelena Payne

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

