

Adopted by Council at its meeting held May 4, 2015 [M171-2015]

AA

Windsor, Ontario, May 4, 2015

**REPORT NO. 286 of the
SOCIAL DEVELOPMENT,
HEALTH & CULTURE STANDING COMMITTEE**
of its meeting held April 8, 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:

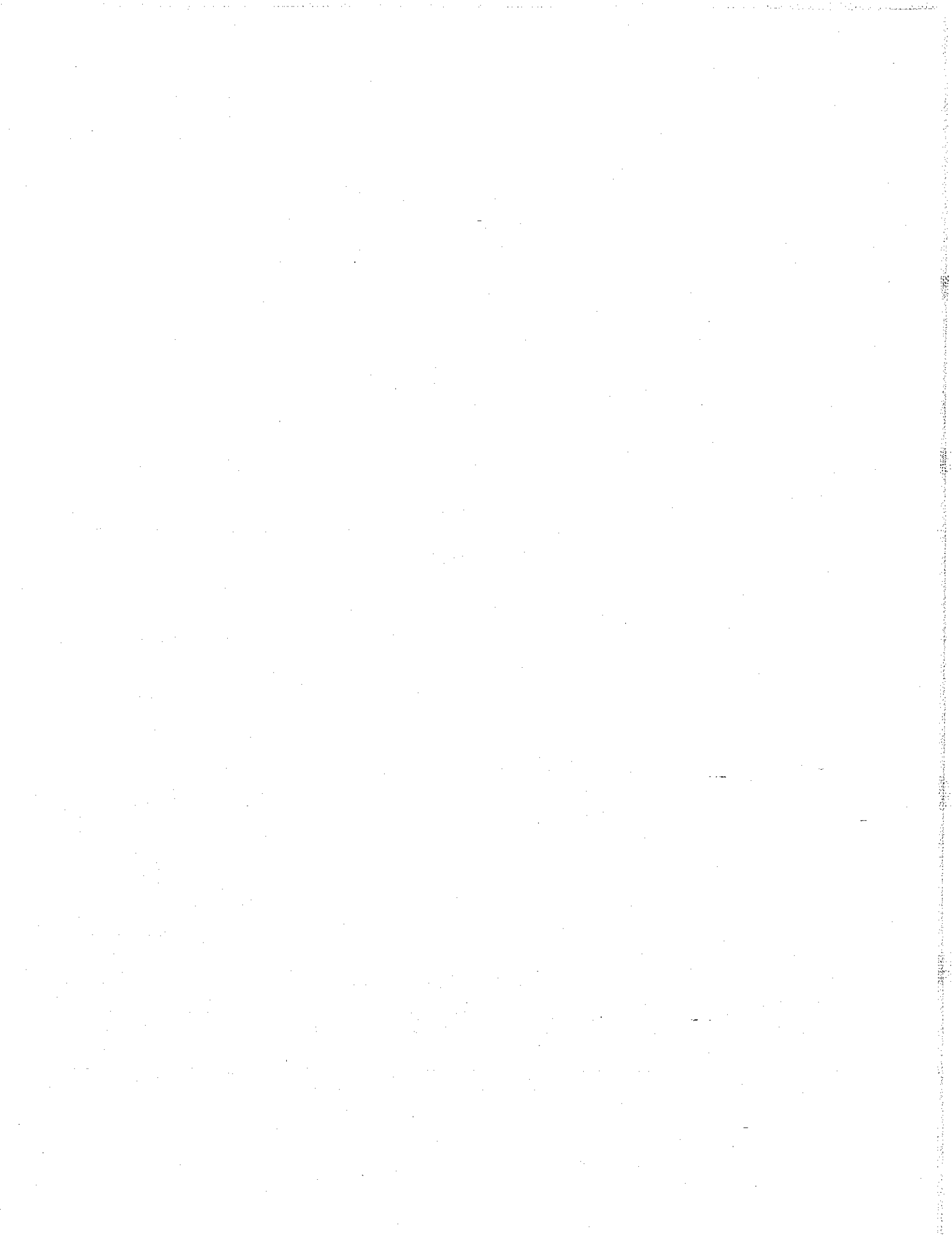
Moved by Councillor Bortolin, seconded by Councillor Borrelli
THAT the minutes of the Housing Advisory Committee meeting held February 10, 2015 **BE RECEIVED** for information.
Carried.

Clerk's Note: The minutes of the Housing Advisory Committee meeting held February 10, 2015 are attached as background information.


CHAIRPERSON


DEPUTY CLERK

| NOTIFICATION : | | | | |
|----------------|---------|---------------|-----------|-----|
| Name | Address | Email Address | Telephone | FAX |
| | | | | |
| | | | | |
| | | | | |



KK/
Windsor, Ontario February 10, 2015

A meeting of the **Housing Advisory Committee** is held this day commencing at 9:00 o'clock a.m. in the Town of Walkerville Meeting Room, 3rd floor, City Hall, there being present the following members:

Marina Clemens, Chairperson
Councillor John Elliott
Anna Angelidis
Dave Foley
Steve Govette
Gary McNamara
Heather McNamara
Cheryl Porter
Paul Renaud
Jim Steele
Linda Wilson

Guest in attendance:

Councillor Hilary Payne

Regrets received from:

Bill Bijl

Also present are the following resource personnel:

Chris Aspila, Policy Planning
Judith Binder, CMHC
Debbie Cercone, Executive Director of Housing
Kelly Goz, Housing Administration & Development Coordinator
Bill King, County of Essex
Rob Oleynik, Program Coordinator, Housing & Children's Services
Lucy Sobczyk, Manager of Housing Support Services
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Chairperson calls the meeting to order at 9:05 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 D. Foley,
That the minutes of the Housing Advisory Committee of its meeting held October 8,
2014 **BE ADOPTED** as presented.

Carried.

4. **BUSINESS ITEMS**

4.1 **HAC Chair's Annual Report to the Social Development, Health & Culture Standing Committee**

The Chairperson provides an overview of the Housing Advisory Committee's 2014 accomplishments.

4.2 **Investment in Affordable Housing Program (2014 Extension) also known as IAH-E**

R. Oleynik indicates the IAH Program has been extended an additional six years to March 2020. He provides an overview of the Investment in Affordable Housing Program outcomes as of January 1, 2012 to December 31, 2014.

In response to a question asked by Councillor Payne regarding why there is such a difference between the unit take-up percentage and the number of households assisted in the City and County, R. Oleynik responds the discrepancy is due to less housing stock in the County and amenities such as hospitals and transportation (bus service) are located within the City. D. Cercone adds some programs are "application based" (first-come first serve basis) and there is no distinction between applications from the City or County.

R. Oleynik reports there have been no bankruptcies in the IAH Homeownership Down Payment Assistance Program since its original release in 2011.

R. Oleynik provides an overview of the "Planned Financial Commitments By Year" for year 1 (2014-2015) to year 6 (2019-2020). The salient points of discussion are as follows:

- Once new programs begin in April 2015, inability to shift between capital and operating components.
- Every program component (Capital and Operating) will be delivered in some form in year two (2015-2016) which includes Rental Housing, Homeownership, Ontario

Renovates – Homeowner, Ontario Renovates – Multi-Residential, Rent Supplement, Housing Allowance.

- Income and asset limits for Ontario Renovates are being increased. In terms of asset limit, the first \$20,000 is exempt and the first \$40,000 from RRSP's are exempt.
- New Fire Code requires sprinklers or additional staff for Housing with Related Support Providers.. Cost of sprinkler system is approximately \$100,000-\$200,000. Need to reallocate dollars to assist with the cost of compliance..
- Pilot Program “Ending the Wait” provides innovative and emerging residential support to address the needs of those with developmental disabilities. To enable a submission under the Pilot Program to the provincial Task Force, Windsor Essex Brokerage for Personal Support has requested an allocation of one Rent Supplement unit, four Homeownership units and four Ontario Renovates to assist persons with disabilities to demonstrate to the Province that persons with disabilities can sustain various housing options with the proper supports in place..

K. Goz states we have seen through delivery of Ontario Renovates that the seniors' populations are more concerned with maintaining equity of their homes for their children and are not interested in acquiring loans for Ontario Renovates projects.

G. McNamara suggests vacant schools be repurposed as housing for seniors and he notes the Town of Tecumseh is deficient in seniors' housing. He states a plan for sustainability would be necessary if the plan for repurposing is successful. He advises once a school is no longer required, the property should become a public entity.

The Chairperson suggests the Committee provide a list of some of these identifiable buildings, i.e. schools for repurposing. She proposes the possible formation of a subcommittee to review these sites.

J. Binder indicates a partnership with the private sector and non-profit group (Habitat) in London resulted in the build of 4 homes on the site of a former school. She notes she will facilitate bringing stakeholders to the table for a future meeting of HAC.

4.3 10 Year Housing & Homelessness Plan

The document entitled “The Windsor Essex 2014 Annual Report to the Community” is distributed and attached as Appendix “A”. K. Goz is requesting feedback/comments from HAC respecting this document and states a report will be forthcoming to Council in March 2015.

In response to a question asked by Councillor Payne regarding what is the total count of homeless individuals, K. Goz responds the count will be undertaken this year and indicates the need for a methodology to provide an accurate count in the City and County.

4.4 Secondary Suites

C. Aspila reports the Planning Department is awaiting direction from City Council on how to proceed with secondary suites.

J. Binder states it is mandatory that a city provide secondary suites and notes the issue is with the by-law.

4.5 Updates from HAC Members

The Chairperson reports she along with the Executive Director of Housing met with the Windsor Essex County Health Unit regarding the lack of reference to "housing within the community" in their document entitled "2014 Social Determinants of Health in Windsor Essex County". G. McNamara states this matter was discussed with the Health Unit Board and states the lack of inclusion of housing in the document was an oversight and will be represented in the future.

5. DATE OF NEXT MEETING

The next meeting will be held on Tuesday, April 28, 2015 at 9:00 a.m. in Room 406, 400 City Hall Square East. Tuesday, April 28, 2015

6. ADJOURNMENT

There being no further business, the meeting is adjourned at 10:50 o'clock a.m.

CHAIRPERSON

COMMITTEE COORDINATOR



AGENDA
And Schedule "A"
to the minutes of the meeting of the
HOUSING ADVISORY COMMITTEE
held Tuesday, February 10, 2015
at 9:00 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 October 8, 2014 (*previously distributed*).

4. **BUSINESS ITEMS**

4.1 **HAC Chair's Annual Report to the Social Development, Health & Culture Standing Committee on January 7, 2015**

The "Housing Advisory Committee 2014 Chairperson's Report to the Social Development, Health and Culture Standing Committee" – *attached*.

4.2 **Investment in Affordable Housing Program (2014 Extension) also known as IAH-E**

a) IAH Take-up Update - *attached*

b) IAH-E Program component delivery for 2015 - *attached*

4.3 **10 Year Housing & Homelessness Plan**

a) Implementation Update

b) Annual Report

4.4 **Secondary Suites**

Update

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 ONPBA 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

DRAFT

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
Renaë Hill
Michelle Suchiu
Joyce Zuk
Steven Govette
Lady Laforet
Bill Marra
Janice Kaffer
Sonia Grbevski
Allison Priett
Judith Binder
Michelle Burd
Karrie Ferguson
Dawn Maziak
Jennifer Tanner
Debbie Cercone
Dawn Bosco
Rob Oleynik
Ann Hudacek
Kelly Goz
Jelena Payne

DRAFT