



**AFFORDABLE HOUSING ADVISORY
COMMITTEE MEETING NO. 10-2011
MINUTES
Thursday, October 13th, 2011
1:00 p.m., Councillors Lounge, City Hall**

Present:

Mark Michener, Chair, Councillor Jim Neill, Councillor Liz Schell, Marilyn Birmingham, Sheila Birrell, Terry Bridges, Barb Butler, Kay Langmuir, John McDougall, Councillor, County of Frontenac, James Sayeau

Staff Present:

Ms. Jannette Amini, Committee Clerk
Ms. Lee Campbell, Acting Manager, Community Programs
Ms. Lanie Hurdle, Commissioner, Community Services
Ms. Mary McIntyre, Housing Programs Administration

Regrets:

Jamie Masse

Others:

Mr. Dave Jackson, Kingston Not-for-Profit Housing Association

THIS IS NOT A VERBATIM REPORT

MEETING TO ORDER

The Chair called the meeting to order at 1:00 p.m.

CONFIRMATION OF AGENDA

Moved by Councillor Neill
Seconded by Ms. Birmingham

THAT the agenda of the Affordable Housing Advisory Committee meeting for Thursday, October 13th, 2011 be amended by adding under Other Business Committee Membership and Reporting Update and as amended be confirmed.

CARRIED

CONFIRMATION OF MINUTES

Moved by Ms. Birmingham
Seconded by Ms. Langmuir

THAT the Minutes of Affordable Housing Advisory Committee Meeting No. 09-2011 held on Thursday, September 8th, 2011 be confirmed.

CARRIED

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DISCLOSURE OF PECUNIARY INTEREST

There were none.

DELEGATIONS

There were none.

BRIEFINGS

BUSINESS

a) **Investment in Affordable Housing for Ontario**

Moved by Councillor Schell
Seconded by Councillor Neill

THAT Council endorse the proposed provincial allocation of Investment in Affordable Housing as described in Exhibit A of this report; and

THAT Council direct staff to submit a plan to the Province outlining this funding allocation for the purpose of completing an Administration Agreement with the Province; and

THAT Council direct staff to create a reserve fund for rent supplement funding which will be received between 2012 and 2015 and reallocated over a period of 10 years.

CARRIED UNANIMOUSLY

Ms. Hurdle provided a PowerPoint presentation on the report. A copy of the presentation is attached to the record in the Clerk's Office.

Councillor Neill asked if applicants for the Ontario Renovates need to fall within a certain income threshold. Ms. Campbell noted the provincial guidelines for the program stipulate an income under the 60 percentile and they must own their own home. Ms. Hurdle noted the City cannot change those guidelines unless municipal dollars are used.

Ms. Birmingham asked for clarification with respect to the Home Ownership Program and if the loan must be paid back to the City once the property is sold. Ms. McIntyre noted the loan for the down payment is registered on title for 20 years and must be paid back to the City upon the sale of the home as well as a 5% of the capital gain. If the home is not sold after 20 years, the loan is forgiven and the homeowner can request that it be discharged from the mortgage.

Mr. Bridges asked if the City is in a position to spend the allocated \$1.6 M on rental housing. Ms. Hurdle noted this funding from the province is the only funding that must to be spent in 2012 – 2013. Only the municipal funding may be

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carried over. Ms. Hurdle did note there have been discussions within the community and there are projects ready to go.

Mr. McDougall asked if any consultation has taken place with Frontenac County in this preparation. Ms. Hurdle noted the deadline to present this to the province is February so staff have not embarked on a full mode community consultation process. This recommendation is based on information from the strategic planning for the Municipal Housing Strategy and these funds are all to be spent in Kingston and Frontenac County and if there is a need in Frontenac County, it will be looked at.

Councillor Neill asked if rent supplements are paid directly to the landlord is there an assurance that a landlord will not increase the rent. Ms. McIntyre noted the guidelines state the market rent must be reasonable and within the CMHC guidelines. Staff would look at those applicants already in a current unit so the landlord cannot raise the rent. If someone were to move, the rent would need to be within the average market rent and staff would advise tenants of this up front.

Ms. McIntyre clarified earlier comments regarding the Ontario Renovates program which states forgiveness of the loan for home repairs is 10 years and multi-residential unit repairs is 15 years.

Mr. Michener asked how many units \$300,000 represents. Ms. Campbell noted this represents 20 units in year 1 with 35 units added in year 2 and 45 units added in year 3.

b) **Results** of the September 8th discussion on affordable housing.

Ms. Birrell did not agree with the way in which the brainstorming session was held as in her opinion, she felt the facilitator was destined to place every idea put forward by the Committee into the Municipal Housing Strategy and there were new ideas that could have been tweaked. She questioned the purpose of this Committee and of Council's decision to change the public composition of the Committee. Ms. Birrell provided a verbal resignation and exited the meeting at 2:00 p.m.

Councillor Schell stated she understands the debate concerning federal and provincial funding. Residents pay property taxes based on the assessment of their home regardless of how high or low their income might be so property tax is not the solution in the long run.

Councillor Neill agrees that wealth distribution is not done through property taxes. As Councillors, we are most directly aware of and impacted by these issues. There are families living in derelict conditions because they cannot afford otherwise and the City needs to do everything it can to address these issues.

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Mr. Bridges felt the session was a good process to identify issues. He feels the Committee is not very proactive and he was hoping the session would bring forth areas the Committee could work on.

Mr. Jackson stated the City is further ahead than it was 6 months ago and there are still avenues yet to be explored with some of the mixed income and alternative financing still worthy of investigation. He suggested looking at municipalities where creativity is happening.

Ms. Hurdle noted before partnerships can be created, there has to be programs in place and the first step of establishing these programs is to ensure funding is in place for staff to trigger these partnerships. Without funding there is no point in talking about partnerships and to get Council to support this funding there needs to be a strategy on how to support this. She feels that the Committee has accomplished a lot in the past year.

Councillor Schell stated this Committee has the opportunity to be very productive because if it did not endorse a staff report or recommendation, that report would not be supported at ARC. If this Committee makes proactive recommendations to ARC they would carry weight.

Mr. McDougall noted from a County perspective that services are provided by the City of Kingston; however staff do not come up to the local townships so there is no connection between the service and the service provider. The Committee discussed various small localities in the County such as Sydenham that would benefit from housing projects. Ms. Hurdle confirmed that staff need to get a better handle of what is happening in the County; however wants to make sure the dialogue is with County Council.

Councillor Neill noted the City of Kingston is a service provider and as such needs to find ways to maintain a connection with those whom it serves. He feels the new committee should take the opportunity to see what affordable housing looks like in different areas of the county. Mr. Sayeau noted the Cataraqui Native Friendship Centre could assist in this as its membership is comprised of those who live up north and one does not need to be a native in order to be a member.

OTHER BUSINESS

i. **Committee Membership and Reporting Update**

Mr. McDougall noted he was not aware of the recommended change in Committee membership and did not find out about the new composition until after Council. He questioned why the County was not made aware of this. Ms. Hurdle noted staff were in contact with the County Clerk and had sent her a draft of the report. Ms. Hurdle noted it was her intent to add one public resident from the County; however it was pointed out to her by the Clerk's Office that anyone applying to sit on a citizen committee must be a resident of Kingston.

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Councillor Neill noted the new committee is not getting larger it is only being reconstituted. He noted there was an attempt made at Council by himself and Councillor Schell to try and increase the number of public representatives.

Many members expressed concern and disappointment of the committee composition of the new Housing and Homelessness Advisory Committee, specifically, the reduced number of public appointees.

Ms. Hurdle reviewed the Committee composition of the new Housing and Homelessness Committee, noting the new composition of membership came from recommendation 6 of the Municipal Housing Strategy which included incorporating homelessness and representation from certain organizations. The Committee raised the question of how a tenant might be nominated; however it was noted the tenant appointment does not take effect until 2013.

CORRESPONDENCE

There was none.

DATE OF NEXT MEETING

The next meeting of the Affordable Housing Advisory Committee is scheduled to be held on Thursday, November 10th, 2011 at 1:00 p.m. in the Councillors Lounge.

ADJOURNMENT

Moved by Councillor Schell
Seconded by Ms. Birmingham

THAT the meeting of the Affordable Housing Advisory Committee adjourn at 2:55 p.m.

CARRIED

