

**KINGSTON MODEL  
FOR  
AFFORDABLE HOUSING DEVELOPMENT**

**Minutes**

**Thursday, September 9, 2004  
at  
Portsmouth Olympic Harbour  
2:00 – 3:30 p.m.**

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**Present:**

- SHS Inc.: Ed Starr, Christine Pacini
- City of Kingston: Greg Grange, Mila Kolokolnikova,
- Community Champions: Jay Abramsky, Dave Jackson
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**Regrets:** Shirley Bailey, Sean Crosier

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**Item 1 - Brief overview of the Community Needs Workshop**

There was general consensus from the group that the community session had gone well. Ed advised that once he received the data back from the individual groups he would take that data and embellish with other information to complete the progress report. Ed advised Vicky Huehn, Frontenac Community Mental Health Services would give him some up-to-date information from a mental health perspective.

Ed felt he needed more information on aboriginals, refugees and immigrants, student housing, and new homeownership development and local economics. Dave said he would provide aboriginal information. Jay advised Dave Wright would have information on student housing. Jay further advised that Home Builders Association and that Peter Walker at Kingston Construction Association would have information on new development. Greg stated he would speak with Andre at CMHC in regard to this area as well. Mila advised that Kingston Immigration had been invited to the session. They would be the group to contact.

Dave suggested to prepare the definition section glossary of terms. Ed confirmed he had the terms and could make it a part of the model.

Ed asked for an extension on the report due Monday, Sept. 13<sup>th</sup>. He felt once he had all the feedback from Community Needs session he could have the preliminary report ready shortly. The Committee agreed that a more suitable date for the report would be in time for the scheduled meeting on September 21<sup>st</sup>.

## Item 2. - Confirming components of the Kingston Model

Ed referred to the RFP Terms of Reference where it was suggested the model would include a concept or strategic vision. The definition looks good. He can focus that on local community, advocacy. The focus group discussion had found a lot of interest and suggestions on potential affordable housing strategies, such as: revised standards, reduced development charges, accessory units, facilitating group home development, licensed rooming houses. The model should look at ways to regulate such forms of housing. Financial tools will be the largest section and what is going to be required of the city. This is where such initiatives often break down. Integration of the Kingston model is where most people are coming from, ie. how to share information and facilitate communication among housing stakeholders. Ed felt this was a great gap that needed to be addressed in the Model. A resource centre or an information center is needed. Workshop participants felt strongly that the role of the City is to disseminate information ie. regulation processes, accessing subsidies, etc.

Mila added the need for supporting community access to federal and provincial funds. Ed went on to add that a big part of the work plan is a survey of other service managers who are active along these lines and see if any parallels may be found within our scope. Ed would like to see a demonstration project to see how it would all fit. If the municipality would be able to provide portable subsidies with own money that would be a good demonstration. If the mental health agency provides RGI shelter allowance they could develop a demo project with the municipality providing the land and private sector could even operate and build the facility. It would be helpful to recruit an agency to take units and show how it would work as a model.

Ed requested a list of land inventory. He would like to identify some suitable potential properties. Mila advised that GIS maps of vacant lands was ready and she would supply the list of vacant municipally owned land. Dave suggested approaching John Gerretsen at the Forum in regard to a provincial list. Mila suggested the idea of having two scenarios which included new development and redevelopment and see two different outcomes. Ed advised that it would be part of his recommendation not to consider brownfields as affordable housing development sites right away due to high remediation costs. As well, surplus schools could be problematic because of the difficulty of obtaining them. If this could be done, they do make good potential sites, although surrounding neighbours are often opposed to converting them to affordable housing. Jay felt it would be beneficial to work with Habitat for Humanity.

## Item 3 - Identifying additional resources and background data

Mila asked Ed what further information was required in order for him to proceed to next step. Ed reiterated the information in item 1, then a need to look at land availability and then bylaws. Part of the presentation could be loosening up bylaws. Mila advised that an Urban Growth Strategy is being developed, which is making recommendations on increasing densities along transit priority routes, and this and other recommendations from the Strategy will be part of the new official plan. Ed felt it would be a good idea for him to meet Shirley Bailey. Jay confirmed there were currently 3 official plans and Ed felt the findings of the Kingston Model would be highly relevant to the new official plan. Ed asked Mila if she could send him the residential section of the zoning bylaws of each

former municipality. Ed felt with all this information and Mila's diagram he could present a very well rounded preliminary report.

#### Item 4 - Questions to be distributed to the Affordable Housing Forum participants

Ed wondered if SHS Inc. could make a presentation at the Forum. Greg felt that as the schedule was so tight the only way would be to tie SHS into Greg's portion of the session. As that would probably only mean 10-15 minutes it would have to be a broad overview and to set the stage for the four strategies.

The group felt something was needed to plant the idea of the Kingston Model with the attendees so the presentation would have more impact. Dave suggested including a flyer in the handout. Mila suggested a survey/evaluation with a checklist with some key questions. A copy of the Model Continuum may be attached to the Evaluation Form to ask the public where to put municipal resources. It would be helpful to get feedback on suggested land banking policy, portable subsidies, and address the role of a resource center as being discussed at the Workshop.

Dave suggested it should be explained ahead of time and ability to respond be kept simple, such as: use a scale of 1-5 or yes or no. Mila agreed and that it be kept to 4-5 questions/statements.

Mila also suggested providing the survey/evaluation in advance on-line at the Housing Division City website. Greg advised there would be a bulletin board at the forum for people to list properties they have to offer. Dave suggested adding this to the website as well. Jay suggested a road show version of the presentation should be made available. Ed said he would put something together.

Ed confirmed the next meeting for the committee would be Sept. 21<sup>st</sup>. Nov. 1<sup>st</sup> he would have next report on what is being done at other municipalities, community capacity. Scheduled to meet Nov 9<sup>th</sup>. After that we would fine-tune a report for Dec. 17<sup>th</sup>.

Jay suggested including the land banking issue on the Sept 21<sup>st</sup> meeting agenda. Greg advised council has approved the plan in principal. A portable subsidy program has to be put in place and a rationale is needed.

Jay added a push is needed to network and get the information out to Council and the public now. He had a locally driven scheme in mind, ie. Kinsmen and seniors, KDCL and handicapped, etc. whereby we have can help each other.

Meeting adjourned at 3:30.