

**KINGSTON MODEL
FOR
AFFORDABLE HOUSING DEVELOPMENT**

**Technical Consultation Meeting Highlights
Tuesday, November 9, 2004
at
Marketview, City Hall
10:00 – 12:30**

Present:

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

Recorder: Hollis Amey

1. Kingston Model Interim Report

Greg commented he was glad to see explanations in the report which led toward an integration into our regular business and that the model presents affordable housing as the core business. Greg agreed with keeping the resource team in place but stated that no new staff was required as Housing Division, current staff could be used. Greg advised he was very pleased with the inclusion of the Mission, Vision, and Principle concept. Greg further added the need for an Executive Summary and a financial component.

Ed instructed the group to view the diagram on page (ii). He asked the group if they felt this diagram captured the program concept. He advised that the group could get into a general discussion but for sake of time that he would appreciate e-mail comments and suggestions as well. Mila commented that under strategic vision the report realign the Kingston Model vision with City's corporate vision. Christine asked Mila to forward her a copy of the City's mission statement. Christine suggested we need a slogan or phrase that Kingston can use in marketing materials to let the community know what the Kingston model is all about. The group agreed and felt a slogan was required. Mila further suggested included adequate living space in the wording under Principles. The group agreed the word "modest living space" should be used as a describer when referring to adequate living space.

Christine suggested that support services needed to be reflected in the diagram. Mila suggested adding "supportive services" to Principles. There was general consensus on this.

Ed instructed the group to move to page (iv) to review the diagram. Christine suggested they could do an overlay under Housing Supply which would include any additions but a section to highlight needs was probably required.

3. Affordable Housing Project Locations

The architect H. Sardinha arrived at this point in the meeting and we moved to item 3 on the agenda. Dave gave a brief summary of the 1990 building project. Mr. Sardinha was the architect on the project at the time. Dave felt that project had not been finalized due to the fact that the commercial space within the space may have created complications. The group agreed that the fact that a lot of the soft costs had already been covered on this project would be beneficial. Mr. Sardinha advised it wouldn't be too difficult to change the plans to include more 1 bedroom units. Mr. Sardinha left and the group thank him for his input. The group agreed that permission would have to be obtained to use any portion of this 1990 project.

Ed advised the group that he had a template that could take these types projects to the next level, would show capital costs, different components of the projects and even cost out rents for each unit.

Mila confirmed she was in touch with Paula Nichols in regard to the municipal parking sites. Ed suggested including a Habitat for Humanity project would be beneficial. Ed advised have more than 3-4 examples would be detrimental to the presentation as there would be too much information. He felt E. Fry could be included as one of the samples to reflect the supportive/transitional type affordable housing. Ed suggested using:

- Habitat for Humanity
- E. Fry property
- K&FHC property he had received information on already
- One of the city parking lots.

A round table discussion ensued and there was a general agreement with Ed's suggestions. Greg said he would speak with E. Fry and organize for Ed to speak with them. As well, Greg said he would arrange for himself and Mila to meet with Mark Segsworth and Paula Nichols in regard to the Parking Lot sites.

Shirley enquired whether the Province will make a portion of Affordable Housing units mandatory. Christine confirmed that the draft Provincial Policy Statement (PPS) requires that municipalities develop affordable housing targets and that we should include this requirement, as well as other items suggested in the PPS such as the intensification in the report.

1. The report cont'd

Ed directed the group back to item 1 on the agenda by asking the group to turn to the Executive Summary of the report. Shirley questioned whether the current advisory group could be converted to a Standing Committee. Ed suggested a Task Force may be a better approach. Greg agreed and advised that a Council member should be included as a member. Mila suggested that SHS Inc could introduce the issues and the Task Force could address them in detail.

The group agreed that a resource centre is a good idea. Greg suggested Kingston Housing should not be included in the title. Dave suggested finding a way to have the private sector embrace the concept via KEDCO. Jay felt the construction community would be a priority in promoting. Dave and Jay both agreed that the Community Champions could play an important role in this respect.

Christine advised that it is important to illustrate to Council that we are doing some things well and would acknowledge this fact in the presentation. Mila advised the new multi-residential tax would be a prime example. Christine asked the group to send as many examples as they could come up with to her via e-mail.

6. Other

Mila announced that Shawn Crosier would have to leave the meeting at this point. Shawn took a few minutes to update the group before he left and included information on the Community Viz software. Ed felt this definitely could be included in the model as a tool and a tool the resource centre could utilize.

1. The report cont'd

Shirley asked if this document only included Kingston. Greg confirmed but advised a next step would open the door to include the County of Frontenac.

Christine advised the group that the report had to include recommendations to make it a viable tool. She advised the 4 choices of sites would be included as recommendations. Shirley suggested a recommendation should be included for each section. The recommendations needed to be pulled in an Executive Summary. This will create an action plan. Christine suggested showing key items with each having an example and recommendation.

Ed pointed out that page 89 & 90 should include finances specific to the Kingston Model. Greg agreed this was very important to include. Greg added that even if Portable Subsidies have a high cost associated with it, it still has to be illustrated. Ed put forth that the report could suggest "what could be achieved for so much money." Christine asked for some targets and parameters, perhaps a budget. Greg advised making some projections such as, "this is what it would cost and here are others ways to accomplish it." Shirley asked to include recommendations as what is the most cost effective. Dave added that some ideas on what can be done to generate revenue should be included. Ed suggested to show Council a typical year of the Kingston Model implementation process. This would be a template where the numbers can be changed and make it useable. There was a general agreement with Ed's suggestion.

Mila felt it should be emphasized that the report should reflect existing social housing portfolio and existing numbers households served as well as new affordable units. Shirley wondered if showing how we are dealing with the waiting lists and Ed felt this was a good point. Christine asked Mila to send #'s including market units and what the rent in non-profits. Mila confirmed she would send this information and would include household income as well.

Ed said he would take the suggestions and revamp the report. Christine confirmed the next draft would include an Executive Summary that Council would find simple and informative and could be used as an action plan.

2. Community Consultation during Phase two

Jay suggested a simple but informative presentation be put together that he could use to promote to the private sectors.....maybe Greg's presentation from the Forum.

Greg advised the group that he had committed to the attendees of the POH meeting on Sept. 8th that they would be involved in further consultations. Ed felt SHS could make

the changes to the report today and bring the revised report back to the Technical Consultation Meeting on December 17th. If approved the report could go on the City website asking for public feedback and then another meeting could be organized in January for the public to attend.

4. The Kingston Model website layout

Mila presented a sample handout. Ed advised, in regard to other links, that SHS Inc. website was under construction at this time. Shirley didn't think the transportation plan should be included in other links. Shirley also suggested the Community Champions be included. Shirley felt SHS Inc. and Housing both should be shown on the intro page

Other

Shirley Bailey asked to be included on the mail list for the Housing Division newsletter and to send her 20 copies

Close

Jay commended Ed and Christine on a fine job to date.
Ed asked the group to get their feedback to them with in the next 2 weeks so he could make the revisions.

Meeting adjourned at 12:30.