

**KINGSTON MODEL
FOR
AFFORDABLE HOUSING DEVELOPMENT**

Meeting Notes

**Technical Consultation Meeting
Friday, December 17, 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, Paula Nichols
- Community Champions: Jay Abramsky, Dave Jackson

Recorder: Hollis Amey

Introduction of a new member of the Technical Team

Mila introduced Paula Nichols as a new member. Mila advised Greg and herself had met with Mark Segsworth and Paula in regard to the Byron Parking Lot as a demonstration scenario for the Kingston Model. Paula expressed interest of her division in the project. Mila added that Paula's input will be extremely useful as it relates to Parking policy and is needed for purposes to proceed with community consultation.

Greg suggested adding packaging, marketing, and communication of this report as an agenda item.

1. Review of Draft Final Report

SHS Inc. had provided a copy of the report prior to the meeting. There was general consensus that the report was clear, concise, reader friendly, and a good format used. Ed suggested reviewing the report section by section. The Technical Resource Team reviewed the draft in detail and relevant discussions ensued:

Section 5: Continuum housing needs - to be updated

Section 6:

- get commitment from other departments and keep communication open
- include direct linkage to KEDCO
- links to existing committees and developments

Section 7:

- Planning issues to be reviewed by planners (housing density bonus, transfer rights, student housing, secondary suites)
- Implications of the development charges by-law
- Brownfields
- Reference to the MMAH website with Housing Supply recommendations
- Provincial Policy Statement
- Inclusionary zoning as a part of it
- Downtown revitalization plan
- Landbanking principles

Section 8:

- RRAP program at the local level, possibility to pursue with CMHC
- annual CMHC seed funding
- Establishing revolving fund, examples from other municipalities needed
- Rent supplement program limitations under CRHP
- Portable Rent subsidy

Section 9

- Importance of partnership
- Need to monitor policy program

Section 11

- On-going advocacy

Section 14

- Subsection on on-going, operational matters
- Subsection on contributions to housing programs
- Potential municipal contributions to demonstration projects

Section 15

- Demonstration project parameters: capacity, location, target client group, type of units, capital and operating project costs, parking requirements.

Ed and Christine made note of suggestions and comments. Ed had a question in mentioning the Housing Development Act within the report he noticed the development charges by-law in the city give you the right to collect charges to allocate social housing and wondered when charge is paid how is it protected for affordable housing? Shirley felt Gerard Hunt would have the answers and Greg said he would try to set up a meeting with Gerard or maybe a conference call. The group agreed another session was required to review one of the scenarios as more information is required.

2. Next steps and Marketing.

SHS Inc. felt the edits from today could be complete along with further incoming comments from the Technical Resource Team by January 7th. The draft report could then be posted on the City website for public viewing and feedback. The executive summary would be setup as a separate document for ease of viewing. A community consultation would be organized for January 27th. Jay suggested sending out an e-mail to all attendees of the September community session to advise of these details.

A round table discussion ensued to discuss the final product. It was recommended to include the city logo, use color in the executive summary and charts but ensure the colors looks good photocopied, and use larger fonts.

3. Property management education.

Mila advised that members of the NFPHAG suggested including property management education in the Kingston Model as it relates to monitoring current social housing projects.