
MINUTES OF THE MEETING
February 14, 2013



PRESENT: City Councillor Henry Clarke, County Councillor Ron Windover, Katherine Blackwood, Bonnie Clark, Christine McKay, Kelly Scott, Paul Armstrong, Paul Gillam, Sandy Woodhouse, Sarah Tate

STAFF: Dorothy Olver, Linda Mitchelson, Michelle Longhurst, Rebecca Morgan Quin, Susan Bacque

GUESTS: TWC - Tim Welch, Deb Ballak, Sean Meagher, Greg Suttor

REGRETS: Alan Cavell, Barb Fowler, John Martyn

1. WELCOME and INTRODUCTIONS

2. APPROVAL OF THE AGENDA

Motion: That AHAC approve the agenda.

M. Paul Armstrong **S.** Councillor Ron Windover
Carried

3. APPROVAL OF PREVIOUS MINUTES:

Motion: That AHAC approve the December 13, 2012 minutes.

M. Bonnie Clark **S.** Christine McKay
Carried

4. 10-YEAR HOUSING AND HOMELESSNESS PLAN FOCUS

- What We Heard Session February 7, 2013 – 50 people attendance
- Community input will go into the Housing and Homelessness Plan in combination with the Needs Assessment
- Research and other local documents have been referenced
- Local housing plans for other jurisdictions in Ontario available at www.omssa.com/

5. COMMUNITY UPDATES (Written) - none

5.1. Discussion of Written vs. Verbal Updates

- New and Breaking News IE. National Housing Strategy debate, New Minister of MAH
- Housing Resource Centre Bulletins will be forwarded to AHAC members

6. BUSINESS ARISING FROM PREVIOUS MEETING

6.1. Discussion on suitable meeting day/time – deferred

6.2. Rent Supplement Adhoc Committee Update

- This AHAC created committee has met twice to discuss the Rent Supplement proposal from TWC and further discussions are required
- Reporting back at March AHAC meeting

7. REPORTS FROM SUB-COMMITTEES (Written)

7.1. Community Education – none

- AHAC supported an 8-page limit to Housing is Fundamental 2013
- Editorial Board update next month

7.2. Services – none

7.3. Supply – attached

- The Mount development group:
 - Request for Supply to manage the Vision for Housing for the project, but a separate group has formed instead
 - Focus areas include: housing, food, agencies, culture and arts

8. REPORTS FROM OTHER STANDING COMMITTEES (Written)

8.1. Homelessness Support Services Coordinating Committee – attached

8.2. Peterborough Poverty Reduction Network – attached

9. NEW BUSINESS

9.1. 2013 AHAC Budget Letter (attached)

Motion: To receive and accept the 2013 budget as outlined in the attached letter for information.

M. Bonnie Clark S. Sarah Tate

9.2. County Councillor at AHAC Letter

- Ron Windover has been appointed the County Councillor representative at AHAC

9.3. Community Homelessness Prevention Initiative (CHPI) Investment Plan

- General discussion led by Dorothy Olver

9.4. One-time MCSS Funding

- Feedback opportunities for PPRN, HSSCC and AHAC regarding planning for spending the \$1.5M one-time grant
- Cannot be used for discretionary benefits, capital, or something that cannot be sustained past 2014
- Suggestion that funds should be directed to the clients that need it most

10. ITEMS FOR UPCOMING MEETING

10.1. Discussion on Suitable Meeting Day/Time

10.2. Rent Supplement Adhoc Committee Update

10.3. Editorial Board Update

11. Meeting Adjourned

Consensus

12. NEXT MEETING:

Thursday March 13, 2013 at 12:00p.m. in the Sutherland Room, City Hall

Housing Supply Committee

Minutes

February 6, 2013

Present: Sarah Tate and Dawn Berry Merriam co-chairs, John Martyn - AHAC, Dorothy Boddy, Craig Adams- City of Peterborough, Carol Gordon-KPP, Paul Armstrong-AHAC, Barry Crawford- Christian Horizons, Rebecca Morgan-Quin- City of Peterborough, Roy Brady (guest), Margaret Wright (guest)

Regrets: Susan Bacque- City of Peterborough, Barbara Fowler, Mark Graham- CMHA, Darlene Cook- PHC, Donna Clarke- Home Grown Homes, Christie Nash- PSPC/PPRN Jack Gillan- CLP, Sandy Woodhouse- CMHA, Alan Cavell

Notes from last meeting

Community Start Up and Maintenance Benefit

Approved as circulated

- The Income Security work group (ISWG) has met several times over the past months to determine next steps. The principal issues re. the Community Start Up and Maintenance Benefit, now to be called CHPI (Consolidated Homelessness Prevention Initiative) is what happens at the end of April with the allocation of \$1.5 received from the province just before Christmas.
- It is this benefit that will most impact on housing issues. The committee has met twice with staff to try to arrive at solutions that will ensure that the \$1.5 million be available for people in need and not directed into programs. Further meetings will be held leading up to the staff reports in March. An Investment Plan is due on February 15, 2013.
- This plan does not have to include the use of the grant but will indicate that a plan is underway. There will be a report going to the Joint Services Cttee in late March and to Council on April 2 stating the intended uses of the \$1.5 million. The Income Security work group will be preparing a report, as done previously, with recommendations from the community. It is likely that some of the staff recommendations will not be approved by the ISWG.

Values driving our project: *There is an integration of mixed housing. People are provided with choice(s). The project is high quality and well built. The housing is affordable to low income people. There is universal design.*

Multi-unit Residential
Rehabilitation Funding (see
attachment)

- The other big issue on the horizon will be community consultations regarding the over 100 recommendations in the Social Assistance Review report.
- The goal of both these issues is to continue a focus on a "made in Peterborough" solution.

Bill C-400

- City has received \$270,000 to be spend on rehabilitation of housing
- Will be engaging with non-profits of multiple housing units that are not funded by MCSS or Ministry of Health
- Discussion ensued re potential applicants
- Bill C-400 is a private member's bill currently before Parliament that addresses the crisis of homelessness and inadequate housing in Canada. With the support of all NDP, Liberal and Bloc Quebecois MPs, Bill C-400 now needs the support of at least a few Conservative MPs in order to pass second reading in the House of Commons and be referred to Committee. The vote is currently scheduled for February 13, 2013.
- Agreement to consider further local action if it passes second reading

Presentation by Rebecca
RE: Surveys presently
underway

- Intent is to find out if people are satisfied with their social housing, community, neighbourhood, maintenance of unit
- Conducted through Housing Services Corporation for MMAH
- 5000 post cards will be circulated through the Examiner with the intent of getting 400 responses to the on-line survey
- There will be a meeting on March 4 between 5 and 7 p.m. for dialogue
- Students will need to have report completed by end of March
- Discussion re for what will the information be used? Opportunity for to engage people who are not involved/interested in affordable housing.

Resident Satisfaction
Survey

Update on the Mount St.
Joseph's project

- **Agreement** that Housing Supply committee may look at the results of this survey and could develop a supplementary survey that builds upon the outcomes.
- **Agreement** to defer decision on providing a donation to the student project until after the February 14 AHAC meeting
- **Agreement** that each committee member come to the next meeting with 2 questions that need to be included in a supplementary survey.

Example: My question:

*If life changed in heartbeat; and suddenly money is tight, and times become lean, and your family or a family member needs a home that is affordable, safe, and clean; would you know who to call or where to turn for help? **Y or N** Is that something you want to know now ~ just in case? **Y or N***

- A sub- committee of the Housing Supply committee will meet to discuss the residential tenancy model re number and types of units, use of existing building vs new build.
- Sarah and John to arrange meeting to discuss:
 1. What agencies want/ need for their clients.
 2. What resources the agencies can bring to the table.
 3. Indications of expression of interest in principle.

Next Meeting:

Wednesday, March 13, 2013

PETERBOROUGH RENOVATES SUMMARY “Multi-Unit Residential Component”

Pilot #1 – Up to March 15, 2013 Page 1

Summary of Requirements for Non-Profit Proponents The Program

The City of Peterborough seeks non-profit landlords to engage in a Pilot Project using Peterborough Renovates funding. The Delivery Agent for the program is Wigwamen Non-Profit Residential Corp. Landlords should review this document to determine if criteria and timelines are of interest. Depending on the outcome of the Pilot Project, funding may be made available for other non-profit organizations or private sector landlords later this year.

Note: Multi-Unit residential applicants to include a letter with their Phase I application package that identifies which city priorities will be met as a condition of funding. Actual terms and expectations shall be negotiated and included in the Funding Agreement.

Priorities and Interests of the City include:

Improving rental housing conditions, especially for low income households through forgivable loans of up to \$25,000 per unit. Grants up to \$3,500/unit are also available (within the \$25,000/unit limit) for accessibility upgrades based on tenant needs;

Creating greater security of tenure for vulnerable tenants through eviction prevention protocols as negotiated with landlords;

Creating more opportunities for referral for low-income households, including OW/ODSP clients, for some or all of the repaired units; and

Improving partnership and collaboration among participating landlords and social service agencies assisting vulnerable tenants.

The Building must:

- Provide rental housing for low to moderate income tenants;
- Current rents are at or below the CMHC “average market rent” (AMR) for Peterborough. Rooming house rents to be at or below 60% of one bedroom AMR for Peterborough area;
- Located in City or County of Peterborough;
- Appropriately zoned for current residential use;
- Units will be modest in size and amenities relative to other housing in the community;
- Rationale must be provided for funding of units that are not self contained; and
- Be in need of essential repair, health/safety upgrades, or accessibility upgrades.

The Units must NOT be:

Nursing Homes, shelters (except those for Victims of Domestic Violence) and/or crisis care facilities;

Receiving capital support from Ministry of Health and Long Term Care or Ministry of Community and Social Services; or

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Social housing or AHP or IAH (Affordable Housing Projects).

Tenants must NOT be receiving IAH Rent Supplements for that unit to qualify.

Landlords must agree to:

- Develop a plan acceptable to the Housing Division and their Tenants for construction phasing, including possible relocation during renovations;
- Complete a Peterborough Renovates application and enter into a security (with quotes/estimates for work to be completed) by end of Feb/early March, with work started within 120 days of approval;
- Have forgivable interest free mortgage for the full amount advanced, registered on title, with principal forgiven in equal increments over a 15 year period (6.67%/yr); and
- Maintain affordable rents and report annually on rent levels for the mortgage period.

Program Application Process

- Application packages and program guidelines and assistance are available at:
- Wigwamen Non-Profit Residential Corp.
- 270 (Suite B1) George Street N
- Peterborough, ON K9J 3H1
- Phone 705-876-7010 or 1-800-246-9160
- Email: PRP@wigwamen.com

Application Phase I Requirements

- Most recent audited Financial Statement;
- Proof of property value (e.g. MPAC assessment);
- Proof of ownership;
- Current mortgage statement;
- Proof of status of any other secured credit against property;
- Copy of Insurance Certificate;
- Proof property tax is paid up to date;
- Copy of Corporate Letters Patent;
- Letter identifying which City Priority/interest will be achieved; and
- Various Forms depending on project (Forms provided in application packages).

Application Phase II Requirements

- Assignment of Payment Form;
- Contractor Selection Form*;
- Indemnity/Liability Waiver;
- Promissory Note Declaration Form;
- Contractor Estimates/Quotations/Invoices;
- Lawyer Estimate/Quotation/Invoice*; and
- Other Project Dependent Forms*.

*may be submitted after funding is approved

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UPDATE:
Homelessness Support Services Coordinating Committee (HSSCC)
(Last meeting: January 2013)

The January meeting dealt with some regular business around the table. There is some work going on with the LHIN that involves looking at a couple of vulnerable populations. Given this work, the decision was made to disband the Emergency Room interface sub committee. Having said this, the committee has worked well together and the relationships and work gained through that will continue.

The Home Response Coalition continues to meet monthly and they have developed their work plan for 2013, with a focus on education and response.

The HSSCC had some discussion about the one-time grant funding from the Ministry of Community and Social Services and received feedback on the use of that funding. The balance of the meeting was dedicated to the Housing and Homelessness Plan Consultant with an update on the Needs Assessment, with a focus on homelessness services.

At the next meeting, the Committee plans to review their 2013 work plan, update/review the Emergency Shelter Discharge Protocol and continued work with the Housing and Homelessness Plan Consultants.



City of Peterborough

500 George Street North, Peterborough Ontario, K9H 3R9

January 9, 2013

Affordable Housing Action Committee
500 George Street North
Peterborough, Ontario
K9H 3R9

Dear AHAC Members:

Please accept this letter as your notification of the City's approved budget for 2013 for the Affordable Housing Action Committee. The City's 2013 budget proposal for AHAC was based on past budget submissions as a request was not received for the 2013 budget year.

The Operating Budget for AHAC for 2013 is \$13,500.00 as follows:

Purpose	2013 Budget
Memberships	\$500.00
Conferences	\$500.00
Operating Funds	\$2,500.00
CEWG Newsletter	\$4,500.00
Subcommittees	\$5,000.00
Miscellaneous	\$500.00
Total	\$13,500.00

The above allocations are only estimates and amounts can be transferred from one line to another as long as the total expenses do not exceed the approved amount of \$13,500.00.

Yours truly,

David L. Pritchard
Financial Officer