

6TH REPORT OF THE
LONDON HOUSING ADVISORY COMMITTEE

Meeting held on June 14, 2017, commencing at 12:29 PM, in Committee Room #4, Second Floor, London City Hall.

PRESENT: J. Coley Phillips (Chair), A. Galloway, M. Inthavong, B. Odegaard, J. Peaire, D. Peckham, N. Reeves and J. Stickling and J. Martin (Secretary).

ABSENT: N. Calford, K. Kaill, D. Kelley, J. Malkin and D. Nemeth.

ALSO PRESENT: J. Browne, S. Giustizia, C. Lovell, G. Matthews and D. Purdy.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

None.

III. CONSENT ITEMS

2. 5th Report of the London Housing Advisory Committee

That it BE NOTED that the 5th Report of the London Housing Advisory Committee, from its meeting held on May 10, 2017, was received.

3. Municipal Council Resolution

None.

4. LSTAR Notices

That it BE NOTED that the LSTAR® New Release dated June 2, 2017, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

None.

V. ITEMS FOR DISCUSSION

5. STAFF REPORT - Homeless Prevention and Housing Orientation

That it BE NOTED that the London Housing Advisory Committee (LHAC) deferred discussion with respect to the Homeless Prevention and Housing Orientation, as provided to the Committee and Protective Services Committee, to its next meeting.

6. 2016 LHAC Work Plan Summary

That the ~~attached~~ 2016 London Housing Advisory Committee Work Plan Summary BE FORWARDED to the Municipal Council for information.

7. 2017 LHAC Work Plan

That the attached 2017 London Housing Advisory Committee Work Plan BE FORWARDED to the Municipal Council for consideration.

8. Owner/Occupied Incentive or Secondary Dwelling

That it BE NOTED that the London Housing Advisory Committee approved the delegation request from J. Schlemmer, Neighbourhood Legal Services with respect to a presentation on the Near Campus Neighbourhood, Owner/Occupied Incentives and Secondary Dwellings.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

9. (ADDED) Homeless Coalition

That it BE NOTED that the London Housing Advisory Committee approved the delegation request from A. Oudshoorn to provide an update presentation with respect to the London Homeless Coalition's Raise the Rates campaign.

VII. ADJOURNMENT

The meeting adjourned at 2:54 PM.

NEXT MEETING DATE: July 12, 2017

London Housing Advisory Committee Work Plan – 2017

Date, June 2017

Activity	Background	Responsibility	Timeline	Strategic Plan Alignment
Terms of Reference Review	<ul style="list-style-type: none"> Review the Terms of Reference annually to ensure understanding of roles and responsibilities. 	LHAC	2017	Align with values of accountability, collaboration, leadership, inclusion, innovation & sustainability.
Government Changes to Housing and Homeless Prevention Policies, Strategies and Operations	<ul style="list-style-type: none"> Receive regular updates from the Municipal Housing Stakeholders (CMHC, LMHC, HDC, community agencies) as it relates to the LHAC Terms of Reference; noting that these updates will be specific to new initiatives, changes to policy, strategies and operations etc. Review the mechanisms by which the LHAC can be updated on these matters. 	LHAC	Ongoing	#1.13 #1.5
Secondary Dwelling Units	<ul style="list-style-type: none"> Continue to monitor and receive updates on policies with respect to Secondary Dwelling Units. 	LHAC		
City of London Budget Process	<ul style="list-style-type: none"> Ensure adequate housing funds, programs, infrastructure, etc. to meet the needs. Previous commitments to housing are maintained 	LHAC	Ongoing	#1.13 #1.5
London For All – A Roadmap to End Poverty (LFA)	<ul style="list-style-type: none"> Continue to ensure LHAC recommendations to Council and advocacy efforts align with and take into consideration the London For All’s recommendations relating to Homelessness Prevention and Housing 	LHAC	#4.7 – 4.22 – Ongoing	#1.13
Explore different models of housing & affordable home ownership	<ul style="list-style-type: none"> Develop a plan to invite speakers to share what the issues and gaps are in the community? Also invite housing providers and housing support agencies in to speak to what they are offering. Eg. Invite Co-Housing Network of Ontario to speak and share. Explore cooperative housing, communal living, pocket neighbourhoods, cluster housing, co-housing, etc. What models are other countries, communities using? What works? What doesn’t? Share our findings. Explore local trends that define our local housing market and options for affordable housing. 	LHAC	Ongoing	
Develop an electronic database of housing-related information	<ul style="list-style-type: none"> Many presentations, reports and resources are shared with LHAC, and it would be beneficial to create a space to gather all of the historical and background documents and information in one accessible space. 	LHAC	Ongoing	

Change to the Housing market and the impact on affordable housing	<ul style="list-style-type: none"> Explore the impact of changes to the housing market to commodities and the impact the need for affordable housing in the community. 	LHAC	Ongoing	
End of Operating Agreements	<ul style="list-style-type: none"> Receive and monitor information regarding the end of operating agreements as they occur and the ongoing impact to London housing providers 	LHAC	Ongoing	#1.13 LFA #4.16

London Housing Advisory Committee Summary Work Plan – 2016

Date, June 2017

Activity	Background	Responsibility	Timeline	Strategic Plan Alignment
Mayors Advisory Panel on Poverty	<ul style="list-style-type: none"> Developed recommendations to address poverty in London (community engagement, conversations, online feedback and delegations) FOCUS on safe affordable housing, Housing First, etc UPDATE: The London for All Recommendations were reviewed and received. 	Working Group	2015 – 2016 DONE	#1.13
Safe Housing Conditions for Vulnerable Persons	<ul style="list-style-type: none"> Community Working Group meet on a regular basis to make recommendations to City Council. Chair represented LHAC at the table and reported back to committee. UPDATE: There are now protocols and by-law in place to address identifying, responding to and enforcing safe housing conditions for vulnerable persons. 	Chair	2016 DONE	#7.1 #8.9 LFA \$4.10 & #4.11
Secondary Dwelling Units/Near Campus Neighbourhood	<ul style="list-style-type: none"> LHAC recommended removal of the Near Campus Neighbourhood (NCN) restriction and additional parking space requirement and grandfathering safe secondary units established between 1995 and 2014. (February 11, 2014) Pushed for the boundaries of the Near Campus Neighbourhood to be reviewed and assessed. UPDATE: April 2017 – The NCN has been reviewed and decreased considerably. The Ministry has approved the City’s Secondary Dwelling Unit Proposed Policy with revisions. The owner-occupied and single bedroom stipulations have been removed, and the NCN geographic exception was left in. LHAC is now in a position to support this policy moving forward or offer further recommendations. 	LHAC	2016 DONE	#5.5 #5.8 #7.10 #8.9 #1.11 #1.15 LFA #4.9
End of Operating Agreements	<ul style="list-style-type: none"> Addressed issues with respect to the First Nations and Federal and Co-op end of operation agreements. UPDATE: Agreements were renewed 	LHAC	2016 DONE	#1.13 LFA #4.16
Land Transfer Tax	<ul style="list-style-type: none"> The Municipality investigated this as an option to generate more revenue. LHAC concerned that this makes home ownership less affordable. UPDATE: This was not moved forward. 	LHAC	2015 DONE	