



Minutes

**CITY OF WELLAND
AFFORDABLE HOUSING COMMITTEE MEETING
Thursday, May 4, 2022: 1:00 - 3:30 pm
VIRTUAL MEETING ON MICROSOFT TEAMS**

No: Topic

- 1 Call meeting to order.

Grant Munday called the meeting to order. He also indicated the unfortunate news the Doug Rapelje passed away. He was well respected community leader who advocated for Senior Citizens, the future of the City and affordable housing.

- 2 Introductions

All Committee Members, Vicki Lafford-Field introduced themselves.

- 3 Conflict of interest

“Having reviewed the agenda, does any committee member have a need to disclose a direct or indirect pecuniary interest with respect to today’s agenda”

Grant Munday provided an overview of Conflict of Interest.

No Members of the Committee declared a conflict of interest.

- 4 Selection of Chair

Grant Munday recommended to the Committee to move selecting a chair to the next meeting when the two City Councillors were selected.

- 5 Future/Meeting Dates and Times

It was decided that future meetings would be held the first Thursday of each month. The next meeting would be June 2, 2022.

6 Other Items

Marco Maggazzeni asked that the land acknowledgement be read at the beginning of future meetings. He also asked the Committee to consider representation of the Indigenous communities

The Committee was agreeable to the reading of the land acknowledgement and Grant Munday said he would arrange for that in future meetings.

Grant Munday indicated that the membership on the Committee is full, however, he indicated he could work on having indigenous community representatives present to the Committee.

Marco Magazzeni suggested Fort Erie Native Friendship Centre and Niagara Regional Native Centre.

Sherry Visser suggest Niagara Native Womans Centre.

6 Affordable Housing CIP Interview Presentations (1:15pm)

Vicki Lafford-Field provide an overview of the Affordable Housing CIP RFP process to date.

Grant Munday Provided a brief explanation of “What is A CIP?” and a brief overview the City’s current CIP programs.

- **1:30pm – Dillon Consulting**

All Committee Members, Vicki-Lafford-Field and Grant Munday introduced themselves.

Representatives from Dillon consulting introduced themselves.

Dillon Consulting provide an overview of their proposal to the City.

Paul Turner indicated trust and passion were important to him. He asked about Rory Baksh about political will to fund future affordable housing programs and to manage NIMBY.

Rory Baksh provided a response to this.

Ed Starr indicated he hired staff who had passion. He indicated he wanted the CIP to address the entire housing continuum.

Kelly Martel indicated that with respect to NIMBY is that through public engagement you can reduce opposition.

Leslie Bellingham asked how Dillon envisioned the Committee being involved in this process.

Kelly Martel provided an overview into how the Committee would be involved in the development of the CIP.

Rory Baksh provided an overview of their approach to this and the needs the Committee assistance in helping Dillon complete the work.

Ed Starr indicated that as they gather facts and evidence, they would like to meet with the committee to show them the “evidence” they have collected and work on the solutions through a collaborative approach

Anthony Gatti asked what kind of experience Dillon had with working with developers to build affordable housing.

Kelly Martel indicated that she did not believe they didn't want to build affordable housing but more around the cost of developing.

Dalton Wudrich explained that majority developers are looking for ways to building more affordable housing. He believed a CIP would be a way to attract more affordable housing.

Rory Baksh indicating that the developers are involved in different segments of the market. It is key to find out which incentives are going to get developers involved.

Anthony Gatti indicated that predominant group of people under housed were single occupants and single parent house holds.

Ed Starr expressed that they would consult with developers as part of their process.

Ian Masse indicated that he works on housing with people with mental health issues. He provide an overview of a situation where landlords would end their participation in housing programs when tenancy changed.

Kelly Martel explained that there are agreements which would address this.

Rory Baksh indicated that housing needs to address accessibility and additional incentives should be made available.

Ed Starr provide an overview of an example of another project he is involved in where additional incentives are available for additional government incentives.

Dalton Wudrich indicate they have significant experience doing this to ensure there is recourse to end incentives.

Paul Turner indicated he seen the United Church is turning their properties into affordable housing, do you have any experience with churches and land donations.

Dalton Wudrich provided other examples he had worked on.

Kelly Martel provide other examples Dillon has worked on with respect to conversions of old school sites to affordable housing.

Ed Starr indicated they are working on a project in Barrie that involves a church that is offering up their property for affordable housing. Barrie is provided incentives of this program including CMHC funding.

Vicki Lafford-Field

- 2:30pm – Tim Welch Consulting

All Committee Members, Vicki-Lafford-Field and Grant Munday introduced themselves.

Representatives from Tim Welch and NPG Planning Solutions introduced themselves.

Tim Welch provided an overview of their proposal to the City.

Mary-Lou Tanner, NPG Planning Solutions outlined her firms experience with the Region, local municipalities, and incentive programs.

Tim Welch explained their approach to creating an Affordable Housing CIP.

May-Lou Tanner worked with municipalities in approving their Official Plans. She also has experience with working with Municipalities across Canada. Housing Affordability is a common theme in the updates to these documents.

Tim Welch has and is working on housing affordable studies/strategies at some Niagara municipalities (Niagara Falls, St. Catharines, Port Colborne).

Anthony Gatti though it was good the firm had experience in the Niagara Region. He asked what the challenges would be around affordable housing.

Tim Welch indicated that Welland has experienced significant growth which has brought price of land up. He suggested looking at municipal lands and non-profit lands to help promote more affordable housing. He also explained that there are supply chain issues.

Mary-Lou Tanner said that with growth in Welland there needs to be a linkage back the solutions to create more affordable housing.

Tim Welch added when you look at other funding that is available and a local CIP it helps to attract more funding/investment.

Leslie Bellingham asked the Consultant how they envisioned involving the Committee.

Tim Welch indicated that they would meet directly with the Committee including an open discussion about the needs in the community and how this would translate in the CIP.

Paul Turner said he had a conversation with a developer about how to attract more housing and that they incentives would need to be stacked.

Mary-Lou Tanner indicating that more than one program would be needed. She indicated you need the final lever to get units built.

Tim Welch agreed with this approach and also that some types of housing may need additional supports. This would involve collaboration with Niagara Region.

Paul Turner asked the consultant to elaborate on how long the term of commitment should be for these programs.

Tim Welch indicated that there should be a long-term commitment.

Anthony Gatti asked if the consultant had any experience with a land trust.

Tim Welch said there has been an expansion of land trust models. He had done some work with the Parkdale Land Trust.

6 New business/discussion

None.

7 Correspondence

None.

8 Adjourn

Next Microsoft Teams Meeting Date: June 2, 2022 @ 1pm