



**Senior Housing Task Force Meeting  
Wednesday, May 25, 2016 – 10:00 a.m.  
Township of South Frontenac Council Chamber,  
4432 George Street, Sydenham**

---

**AGENDA**

Page

1. **Call to order**
2. **Adoption of the agenda**
  - a) **That** the agenda for the May 25, 2016 meeting be adopted.
3. **Disclosure of pecuniary interest and general nature thereof**
4. **Adoption of minutes**
  - a) **Minutes of Meeting held April 19, 2016**

**That** the minutes of the Seniors Housing Task Force meeting held April 19, 2016 be adopted.
5. **Deputations and/or presentations**
  - a) **Seniors Housing Needs for South Frontenac**

Mr. Ken Foulds and Mr. Ed Starr of SHS Consulting will assist the Seniors Housing Task Force - South Frontenac in determining the seniors housing needs in South Frontenac.
6. **Reports**
7. **Communications**
8. **Other business**
9. **Next meeting date**
10. **Adjournment**

2 - 5



**Minutes of the Seniors Housing Task Force Meeting  
April 19, 2016**

---

A meeting of the Seniors Housing Task Force – South Frontenac was held in the Township of South Frontenac Council Chamber, 4432 George Street, Sydenham on Tuesday, April 19, 2016 at 11:00 AM

**1. Call to order**

The Chair called the meeting to order at 11:00 a.m.

**2. Adoption of the agenda**

Moved By: Councillor McDougall  
Seconded By: Councillor Dewey

**That** the agenda be approved.

**CARRIED**

**3. Disclosure of pecuniary interest and general nature thereof**

There were none.

**4. Adoption of minutes**

Moved By: Councillor Dewey  
Seconded By: Ms. Barr

**That** the Minutes of the Seniors Housing Task Force Meeting held March 22, 2016 be adopted.

**CARRIED**

**5. Deputations and/or presentations**

~~~~~

**6. Business**

**a) Presentation by City of Kingston**

Mr. Sheldon Laidman, Director, Housing and Social Services and Ms. Lee Campbell, Manager of Housing and Childcare Programs, City of Kingston, spoke to the Seniors Housing Task Force regarding the City of Kingston's role with respect to Housing, including any available provincial funding for seniors housing.

Mr. Laidman noted the City of Kingston is the Service Manager for the City of Kingston and the County of Frontenac. There are 47 Service Centers across the province that service 444 municipalities. The traditional role of housing was downloaded from the Province and the Service Manager is responsible for ensuring that the rules are followed and that the funding flows through to the housing providers who provide rent geared to income housing to low income clients. The Service Manager flows subsidies to these agencies on behalf of the Province. With respect to this traditional role, the number of rent geared to income housing units is set and is not expanding. The question becomes what other opportunities are available to provide opportunities for additional housing projects.

Any provincial funding for capital would flow through the Service Manager and the Service Manager would need to determine how that funding would be rolled out. The province did announce last year a 4 or 5 year program for investment in affordable housing and this jurisdiction was provided funding, some of which will be devoted to capital over the next 4 years; however the City has not yet determined if it will issue an RFP to have a private not for profit organization submit a proposal for the funding or if the City would identify the projects itself. Ms. Campbell noted that there is a process to go through to receive funding but there are opportunities for groups to come forward. There will be \$1.6M available next year and any projects will need to be shovel ready by December 2017. Projects must meet the affordable housing requirements and would need to commit to the 80% of current market rent with the facility operator being required to sign an agreement that would maintain the units at the 80% rate for 20 years. Such projects or facilities do not need to be municipally run it can be a private organization in South Frontenac. The units must also be rented to those who meet the income threshold for affordable housing.

An overview of the County's goal of seniors housing with one unit in each township was provided. Mr. Laidman noted that the City of Kingston has a housing plan that would ensure all types of housing are available but he is not aware of any funding program that would support the development of market value rental units regardless of the demographics of the population.

To questions regarding the potential for conversions of existing buildings in the Townships, Ms. Campbell confirmed that funding could include conversions; but there is no funding available at this time; however funding will be available next year so these types of conversations could start now. The maximum amount that the City would fund is 5% of capital or \$150,000 per unit could be eligible but they would need to restrict themselves to the affordable housing criteria.

Seniors are an eligible client group; however it was suggested that a market study be done to ensure seniors housing would be sustainable as the existing units in Loughborough do not have a large waiting list. It was noted in the United Counties of Leeds and Grenville seniors housing was developed under the assumption that it would fill up; however it now has a number of seniors building that were converted to single units due to the lack of demand. Ms. Campbell reviewed the current waiting lists and wait times for affordable units, 650 of which are waiting for a 1 bedroom unit with a wait time of 8 years compared to that of seniors with only 80 currently on the list. Mr. Laidman noted that the City of Kingston looks at developing mixed housing to avoid creating undesirable neighbourhoods. These come forward as normal developments and nobody knows that a certain number of units are affordable. And the affordable unit in the building does not need to stay the same as long as the building has a certain number of units at affordable rent. This makes a more successful model.

Mr. Laidman overviewed Kingston's programs regarding secondary suites with approximately 30 per year being developed. The City provides seed funding for those who wish to do secondary suites in their current homes as well as a program that waives the planning fees required when doing secondary suites; however this is self-funded by the City as there is no provincial funding for this type of initiative. Kingston has also created its own capital funding with \$1M annually and developers can apply to this.

Mr. Gallivan spoke to the county currently not being able to do regional CIP's; however Council will be considering at its April meeting a recommendation by staff to appeal to the Ministry of Municipal Affairs and Housing to amend Ontario Regulation 221/07 to include the County of Frontenac as an upper-tier municipality that can use the planning tools. Regional CIP's do include affordable housing and the Marysville CIP has policies that promote renovations for seniors.

Mr. Laidman spoke about the Kingston Frontenac Renovates program which is linked to provincial funding and is more skewed to the County than the City; however he is not certain if this can be used for secondary suites. He also is under the understanding that the County has a reserve fund that could top this up for a secondary suite.

b) **2016-053**  
**Seniors Housing Task Force (South Frontenac)**  
**Options for a Seniors Housing Project**

Moved By: Councillor McDougall

Seconded By: Ms. Barr

**Resolved That** the Senior's Housing Task Force (South Frontenac) – Options for a Seniors Housing Project be received for information;

**And Further That** SHS Consulting be invited to a meeting of the Seniors Housing Task Force (South Frontenac) to develop a Business Plan for a South Frontenac Senior's Housing Project.

**CARRIED**

Mr. Gallivan provided an overview of the report and noted that the template for Marysville can be refined. The consultants would come and speak to the SHTF for South Frontenac to review the details.

The committee felt that it was not ready to make a decision at this point and questioned if there was a demand for affordable seniors housing or for just seniors housing. It was questioned who determines what market value rent is to which staff advised that these come from the Canada Mortgage and Housing Corporation; however staff will confirm this information. Mr. Gallivan noted that the seniors housing is a result of information from the municipal housing strategy which was done by a consulting firm and the primary need in the County was for seniors. It was targeted at people in the community that could no longer live in their homes but didn't want to leave their community. It was not necessarily geared towards affordable seniors housing. The seniors housing strategy presumed that it would be built and whatever is built on Wolfe Island, that model could be duplicated. It was noted that secondary suites are generally located in a basement involving stairs. Another option is a garden suite where you have a second unit that stands alone.

The Committee also touched on the potential of retrofits to homes to enable seniors to stay longer in their homes, to which Mr. Gallivan advised that this was also identified in the study and could be included in CIP's. It was suggested that a better job be done of advertising any funding opportunities to citizens for retrofits to their homes.

It was suggested that a community meeting be held to help determine what seniors really want and this may also attract some developers. Even with retrofits, if the home is not within a community, seniors remain isolated.

**7. Communications**

~~~~~

**8. Other business**

~~~~~

**9. Next meeting date**

The next meeting of the Seniors Housing Task Force will be held either May 11 or May 25, pending the availability of SHS Consulting.

**10. Adjournment**

Moved By: Ms. Barr  
Seconded By: Councillor Dewey

**That** the meeting hereby adjourn at 12:20 p.m.

**CARRIED**