

VINCE BRESCIA – The Federation of Rental-Housing Providers (FRPO)

Vince Brescia is President & C.E.O. of the Federation of Rental-housing Providers of Ontario, a provincial industry association for residential rental property owners and managers. His is also on the Board of Directors of the Municipal Property Assessment Corporation, and of the Canadian Federation of Apartment Associations.

Vince began his career in the late 1980s as a Market Analyst for the Canada Mortgage and Housing Corporation's Thunder Bay Branch Office. He subsequently moved to Toronto and worked as a Senior Research Analyst with Clayton Research Associates. From there, Vince entered the Ontario Public Service, where he worked in Senior Policy Advisor in the Policy Branch of the Ministry of Housing, before moving to working as a Senior Analyst for the Treasury Board of the Ministry of Finance.

In 1995 Vince accepting a position as a policy advisor to the Honourable Al Leach, Minister of Municipal Affairs and Housing. As the Minister's Policy Advisor on housing issues, Vince was involved in the formation and implementation of the *Tenant Protection Act*, and reform of the *Ontario Building Code*.

After leaving the public service, in 1997, Vince became the Director of Government Relations for the Greater Toronto Homebuilders' Association, where he was instrumental in lobbying for major changes to the *Condominium Act* and the *Development Charges Act*. In 1999 Vince went to work for the Labourer's International Union of North America (LIUNA), Local 183, a large construction union, as Development Promotion Representative, where he was responsible for advocating for pro-development policies and regulations at the municipal, provincial and federal government levels.

Vince has an H.B.A. in Economics from the University of Western Ontario and an M.A. in Economics from Lakehead University.

SHARON CHISHOLM – Canadian Housing and Renewal Association (CHRA)

Sharon has been Executive Director of the Canadian Housing and Renewal Association since 1994 and oversees the affairs of the association including advocacy, research, and communications. At CHRA, she has focused on broadening the housing policy debate beyond shelter issues and developing alliances with many other sectors including child poverty, health and environment.

Sharon's work has always reflected her belief in the value of working at the community level and she has consistently worked to strengthen the role of community groups. Sharon holds a BA from Dalhousie University, and an MA from Carleton University in Canadian Studies.

JOHN DICKIE – President, Canadian Federation of Apartment Associations

John Dickie is the senior partner of the law firm Dickie & Lyman Lawyers LLP. John practices landlord and tenant law, rent control, municipal property tax assessment law, and government relations.

After being called to the Bar of Ontario in 1983, John represented many tenants associations in rent control applications in Ottawa. John was a leading member of the Federation of Ottawa-Carleton Tenants Associations, and chaired that organization for some time. John represented the Tenants Federation at the Commission of Inquiry into Residential Tenancies (the “Thom Inquiry”), which recommended income support measures as the only cost-effective way to assist substantial numbers of tenants with affordability difficulties.

Since 1990 John has been the Chair of the Eastern Ontario Landlord Organization (EOLO). For many years John has been an active volunteer with Federation of Rental-housing Providers of Ontario (FRPO). In 2004 John became the Chair of the FRPO Rent Control Committee, and received FRPO’s Member of the Year award, in large part for his work analyzing the economic impact of various possible rent control reforms on the rental housing industry.

Since 2004 John has been the President of the Canadian Federation of Apartment Associations (CFAA). As President of CFAA and as Chair of the FRPO Rent Control Committee, John has frequently written submissions to government on both legal and economic matters affecting landlords and tenants.

John’s undergraduate degree is a Bachelor of Arts (First Class Honours Economics) from Carleton University. Since graduating John has extensively read and studied the economic literature related to housing matters and especially rental housing matters.

DR. MERYL FINKEL – Abt Associates

Dr. Meryl Finkel is a Senior Associate with over 20 years of experience conducting housing policy research at Abt Associates. She has managed and played key roles in numerous large-scale data collection and analysis projects for government and private sector clients.

Dr. Finkel's involvement in analyses of tenant-based assistance programs spans her entire career at Abt Associates, starting with the Administrative Cost Analysis of the Housing Voucher Demonstration for HUD. Using the data collected for the Housing Voucher Demonstration, Dr. Finkel conducted a statistical analysis of Racial and Ethnic Differences in the Utilization of Section 8 Vouchers. She has conducted several studies on utilization of tenant-based studies for HUD. Studies have used qualitative methods such as focus groups and structured interviews with program administrators, enrollees, and landlords to help identify factors affecting enrollee success in becoming recipients in the program and factors affecting private market landlord participation in the program.

Dr. Finkel has managed quantitative evaluations of the program as well, including a study designed to estimate program success rates, and statistically examine factors associated with the success rates. Dr. Finkel was the lead author on the publication, "Learning from Each Other, New Ideas for Managing the Section 8 Certificate and Voucher Programs." The publication was used as a resource for program administrators around the country illustrating innovative ways to address program challenges.

Most recently Dr. Finkel managed a study for CMHC on options for a housing allowance program in Canada. Her Ph.D. in economics is from Harvard University.

AL KEMP – The Rental Owners and Managers Society of BC (ROMS BC)

Al Kemp is a past Chair and current Director of the Canadian Federation of Apartment Associations (CFAA). Since 1997 he has been CEO of the Rental Owners and Managers Society of BC (ROMS BC), an organization of over 1500 owners and managers of residential rental properties throughout British Columbia.

Al was a major contributor to BC's current *Residential Tenancy Act*, arguably the most contemporary and balanced of Canada's laws governing landlord/tenant relationships. He was also one of the advocates for CMHC developing a rental unit availability survey to complement its annual vacancy survey – the former being a more accurate indicator of housing units available for rent.

An accomplished public speaker and adult educator, Al is regularly called on to speak to relevant organizations and provide seminars and workshops on subjects related to the residential rental industry. He is a member of the Steering Committee of Greater Victoria's Housing Affordability Partnership.

Al's previous career experience ranges from RCMP Officer through Human Resources Manager for Suncor in Fort McMurray, Alberta to Vice President, Property Management for BC Buildings Corporation. He also taught supervisory skills and leadership for several years at Victoria's Camosun College and as a private consultant.

Active in community service, Al has twice been elected Board Chair of the United Way of Greater Victoria and is a founding member and Director of Leadership Victoria.

MARTHA J. LEWIS – Tenants' Rights Action Coalition (TRAC)

Martha J. Lewis is a practicing lawyer and the Executive Director of the Tenants' Rights Action Coalition (TRAC) in Vancouver, BC. She received a BA in Economics from the University of Victoria, an LLB from the University of British Columbia, and an LLM from the University of Bristol. Her interest is in the area of poverty law, and she is legislative liaison for the poverty law section of the BC Branch of the Canadian Bar Association.

TRAC is a non-profit society, established in 1984, which provides legal information to tenants through a telephone Hotline, website and publications in several languages. TRAC also provides public legal education and workshops to community service advocates throughout the province. TRAC advocates for safe, affordable housing, and for all levels of government to develop comprehensive housing policies.

DAVID LYMAN – Vice-President, Eastern Ontario Landlord Organization

David Lyman is a partner of the law firm Dickie & Lyman Lawyers LLP, an Ottawa based law firm. Since his call to the bar in 2000 David has practiced in the areas of residential tenancy law, property tax, government relations and commercial tenancy law.

David has represented many of the largest and most influential landlords in Ottawa as well as many other local and national landlords. David's work includes rent control applications, eviction applications, maintenance applications and leasing work. David works with John Dickie in analyzing the economic impact of proposed law reforms, and in preparing submissions for the Eastern Ontario Landlord Organization (EOLO), the Fair Rental-Housing Providers of Ontario (FRPO) and the Canadian Federation of Apartment Associations (CFAA).

As Vice-President of EOLO, David often speaks for Ottawa landlords to the media and to City Councillors.

David graduated from the University of Toronto Faculty of Law in 1998 and received his Bachelor of Arts degree from York University in 1995 having concentrated on economics and political science.

As the father of two pre-school children, David is mindful of the challenges for young professionals to maintain balance between home, work and community responsibilities.

RUSSELL MAWBY – Director of Housing, City of Ottawa

Russell Mawby is the Director of Housing for the City of Ottawa. He received his Bachelor of Architecture from the University of Waterloo in 1993, and worked for a large design firms before concentrating on the housing field. He founded the Collaborative Housing Society in 1991 to promote and support the concept of cohousing in Canada, and in 1996, worked for the City of Saskatoon developing municipal and community capacity, policies and programs for housing and neighbourhood development.

Russell has spoken nationally and internationally on issues related to the role of housing in building sustainable, healthy communities. Russell came to Ottawa in 1993, lives in one of the vibrant ex-urban villages that surround the City, and is looking forward to continued movement forward on the key problem of how we build our communities.

STEVE POMEROY – Focus Consulting Inc.

Steve Pomeroy earned an MA from the University of British Columbia in Urban Planning with a specialization in Housing and Urban Land Economics (1984). Steve is also the President of Focus Consulting Inc., a housing policy-research consultant group that is based in Ottawa.

Steve has been actively involved in housing policy research for the past 25 years, working in the non-profit sector as a development consultant, for municipal government, as a planner and for ten years with CMHC where he held a variety of positions between 1984-94.

Steve left CMHC in 1994 and established Focus Consulting, based in Ottawa. Since 1994, he has authored over eighty policy and research reports; has developed housing strategies for a number of provinces and municipalities; and regularly advises a number of national and provincial associations on housing policy issues.

Steve's research reports cover a wide range of housing related issues, including: homelessness, the interface between housing policy and social policy, housing affordability, the economics of rental housing, mortgage financing, tax policy and tax credits, affordability indicators, socio-economic analysis and neighbourhood renewal.

Of particular relevance to this symposium, Steve has undertaken extensive research on rental housing markets and policy options, including the following studies:

- *Meeting the Need for Non Market Housing Demand in Ontario: International Experience with Demand Side Assistance* (2005). MMAH.
- *Invest or Subsidize: Comparative Subsidy Cost on Non-Profit and Private Market Units in Ottawa 1975-2004* (City of Ottawa) (2005)
- *Promoting a Positive Mortgage Insurance Environment for New Rental Construction* (2002) with Greg Lampert – Ontario Ministry of Municipal Affairs and Housing – New Supply Working Group).
- *Options for Changes in Federal Taxes to Encourage New Rental Development* (2002) (with Greg Lampert – Ontario Ministry of Municipal Affairs and Housing – New Supply Working Group).
- *The Context for Private Rental Housing Production in the US* (2002) (Ontario Ministry of Municipal Affairs and Housing – New Supply Working Group –with Greg Lampert and Michael Stegman).
- *Toward a Comprehensive Affordable Housing Strategy for Canada*. (2001) Caledon Institute of Social Policy, Ottawa

DR. MARION STEELE – Department of Economics at the University of Guelph

Marion Steele is emeritus associate professor, Department of Economics, at the University of Guelph and resident research fellow at the Centre for Urban and Community Studies, University of Toronto. She holds a BA (Hons) in Economics from Queen's University and a Ph.d in Economics from the University of Toronto. She has worked in the area of housing economics for over 30 years. Her doctoral thesis was on housing and Statistics Canada published her Census Monograph, *The Demand for Housing in Canada*, in 1979. She has more recently published studies on residential house prices in the US *Journal of Real Estate Economics and Finance* (1997) and in the *Canadian Journal of Administrative Science* (2002)

Dr. Steele started her work on housing allowances with a study for the Ontario Economic Council, *Canadian Housing Allowances: an Economic Analysis*, and in the same year, 1985, produced a shorter study for the Canadian Home Builders' Association. Later she did a report for Peter Kemp, now at Oxford University, of Canadian housing allowance, for his report to the UK government on housing allowances in developed countries around the world. Subsequently, she published on housing allowances in the UK journal, *Urban Studies*, and in *Canadian Public Policy*. She is author of the Canada chapter in Kemp's forthcoming book, *Housing Allowances in Comparative Perspective*.

Dr. Steele has prepared many studies for CMHC, as principal or as co-investigator; she is the Canadian co-author of the Abt study on housing allowances. In 2006 and earlier, she prepared studies for the Ontario Ministry of Municipal Affairs and Housing.

At the University of Guelph, Dr. Steele teaches Urban Economics and supervises students' housing projects. Among her other activities, she was member of the Working Group on the Tax Treatment of Real Estate Gains, which reported to the Ontario Fair Tax Commission, a member of the organizing committee, International Housing Conference, held in Toronto in 2004, and a participant in the 2004 and 2005 August symposium of the Canadian Tax Foundation. She has given many presentations, at the American Real Estate and Urban Economics Association and Canadian Economics Association meetings.

KEVIN SULLIVAN – Ontario Ministry of Municipal Affairs and Housing

An as employee of the Province of Ontario, Kevin Sullivan brings a wealth of knowledge and experience in the development, implementation and review of policy initiatives and research activities.

Starting in 1985, Kevin has held a number of progressive positions with the Ministries of Natural Resources, Northern Development and Mines, Finance and Municipal Affairs and Housing in both a policy and operational capacity – dealing with a range of issues from land-use planning and development, residential tenancy regulation, property investigation and inspection, property tax regulation and policy research.

Currently, Kevin is the Team Lead of Research Coordination with the Market Housing Branch of the Ontario Ministry of Municipal Affairs and Housing. In this position, Kevin is responsible for planning, leading and managing the development of research activities to support the development of strategic policies to support the Ministry's core businesses. The establishment of an effective liaison with external housing-related research consultants and organizations, the development sector and academic community – many of which are represented here today, is a key component of Kevin's work with the Ministry.

On a personal note, Kevin is the father of a 12 year old son – who keeps him mindful of the importance of maintaining a balance between home and work