

Affordable Housing Task Force Application

The mandate of the Affordable Housing Task Force (AHTF) is to provide advice, suggestions, and recommendations to Administration and Council on issues related to affordable housing in the Town of Essex, including but not limited to identifying new or existing programs to stimulate new affordable housing development, exploring grant funding opportunities for affordable housing development, and fostering partnership opportunities with housing institutions

The Term of Office for this Committee coincides with the Term of Office for Council and shall end November 14, 2026.

View the [Terms of Reference](#).

Applicant Information

Last Name or Single Name *

First Name *

Middle Name (if applicable)

Street Number *

Street Name *

Apartment/Unit/Level (if applicable)

Town *

Postal Code *

Email Address *

Primary Phone Number *

Availability (Check all that apply) *

- Daytime
- Evening

Are you comfortable with committee meetings being livestreamed for public viewing? *

- Yes
- No

Do you have access to electronic communication? (i.e., email)

- Yes
- No

Questionnaire Part 1

Please answer all questions in full and truthfully.

Have you read the Terms of Reference for this Committee? *

- Yes
- No

Are you 18 years of age or older? *

- Yes
- No

Although not a requirement to serve on this Task Force, do you reside and/or own land in the Town of Essex? *

- Yes
- No

Address of residence or owned land in the Town of Essex

[REDACTED]

Please tell us about your interest in serving on this Task Force. What do you hope to contribute, and how would you support the Task Force? *

I've lived in Essex for years and work directly with the people who feel the impact of rising housing costs. Most of my clients are first-time buyers and young families who want to stay in the community but are struggling with limited options. I'd like to bring practical, day-to-day insight into what residents are facing and help the group focus on solutions that match the realities of our local market.

Please tell us about your employment background, including any skills and experience relevant to the mandate and scope of work of the Task Force. What are/have been your roles and responsibilities? *

I'm a Realtor at Century 21 Local Home Team. My work focuses on resale homes, new-build construction, first-time buyers, and families moving within the region. I spend most of my time reviewing inventory, tracking pricing trends, working with builders, and helping clients understand financing and carrying costs. I also run educational sessions and walk buyers through the full process from planning to closing. This has given me a clear view of how supply, construction costs, zoning, and lending conditions shape affordability in towns like ours.

Please tell us about your skills and experience in community and social housing, such as experience with managing or operating a not-for-profit social enterprise focused on housing support, shelters, homelessness. What were your roles and responsibilities

I haven't managed a not-for-profit housing program, but I regularly work with clients dealing with affordability challenges, unstable housing, or limited rental options. Through my non-profit work with The Future is Bright Initiative, I'm involved in programs that support families and residents across Windsor-Essex and Chatham-Kent. Much of my day-to-day work involves helping people find safe and realistic housing options within tight budgets, and coordinating with local partners when clients need guidance or support. While my experience isn't in running shelters or supportive housing, I understand the pressures people are facing and can contribute that perspective to the task force's work.

Questionnaire Part 1

Please answer all questions in full and truthfully.

Please tell us about your skills and experience in residential housing development, real estate, housing policy, land use planning, or related fields.

Most of my work is in residential real estate and new-build construction in Windsor-Essex. I work closely with local builders, review development timelines, follow zoning and permitting requirements, and track how construction costs and supply issues affect affordability. I also stay current on provincial policy changes through ongoing training and industry courses.

Please tell us about your skills and experience in finance, grant research and writing, government funding, or related fields.

While I don't work directly in government funding or grant writing, I deal with financing challenges every day. A large part of my role is helping clients understand lending rules, carrying-cost realities, and the financial barriers that prevent entry into the market. I also collaborate regularly with mortgage professionals, so I'm familiar with how rate changes, qualification rules, and available programs shape affordability.

Please describe any other training, experience, or qualifications you have that you feel would benefit the Task Force.

I've completed extensive professional development related to real estate law, ethics, housing trends, and client education. I also lead community-focused initiatives through The Future is Bright Initiative, a local non profit organization for which I sit on the board. My day-to-day work is directly related to real estate and housing, and is steady, research-based, and focused on helping people make informed decisions. I'm used to reviewing data, communicating clearly, and working in a collaborative setting, all of which I think would be useful to the task force.

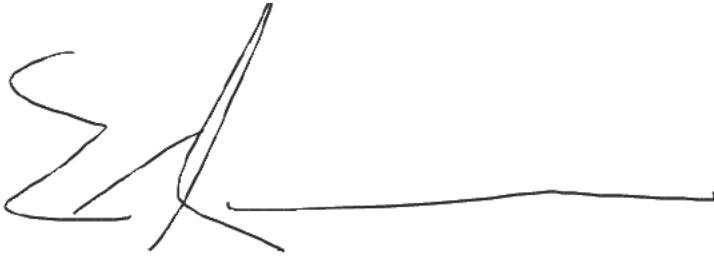
Questionnaire Part 3

Please answer all questions in full and truthfully.

Would you have any conflicts of interest or potential conflicts of interest if appointed?

I don't believe I would have any current or potential conflicts of interest.

Signature of Applicant *

A handwritten signature in black ink, consisting of a stylized 'S' followed by a long horizontal line.

Date of Signature

11/17/2025



Thank You

Thank you for completing the application form.

ERIC STANDEL

Essex, Ontario



PROFILE

Realtor® with 14+ years of experience in Windsor-Essex resale and new-build housing markets. Specialized in supporting first-time buyers, navigating affordability challenges, and interpreting zoning and planning impacts on residential development. Committed to advancing equitable access to housing and contributing to strategic policy recommendations through data, lived market experience, and community collaboration.

RELEVANT EXPERIENCE

Realtor® – Windsor-Essex

Century 21 Local Home Team (2025–Present)

RE/MAX Capital Diamond (2020–2025)

Buckingham Realty (2011–2020)

- Advise buyers facing affordability barriers, including newcomers and young families
- Analyze market data to identify pricing shifts, inventory shortages, and entry-level housing trends
- Collaborate with local builders to guide design and pricing of accessible new construction
- Educate clients on zoning, planning policies, and long-term housing needs

Board Member – The Future is Bright Initiative (2025–Present)

- Provide strategic input on programs supporting families in housing and financial stress
- Advocate for system-level change and cross-sector collaboration with service providers

Volunteer – Windsor Goodfellows

- Assist with resource distribution and community outreach to vulnerable residents

Line Worker – Integram Seating (2010–2020)

- Developed operational discipline and safety standards in a high-volume environment

SKILLS & QUALIFICATIONS

- Affordable housing & development trends
- Zoning, land use, and planning literacy
- Grant and incentive research familiarity
- Stakeholder relationship building
- Critical thinking and analysis

- Public communication & client education

EDUCATION & TRAINING

OREA Real Estate College, 2011

Certificate in Athlete & Business Management, Sports Management Worldwide, 2009

Ongoing training in real estate law, ethics, and housing policy