



City of Hamilton

HEALTHY AND SAFE COMMUNITIES COMMITTEE ADDENDUM

Meeting #: 18-008
Date: August 15, 2018
Time: 1:30 p.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Lisa Chamberlain, Legislative Coordinator (905) 546-2424 ext. 2729

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(City Wide)

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Form: Request to Speak to Committee of Council

Submitted on Thursday, August 9, 2018 - 10:29 am

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: Tom Cooper and Sheila Regehr

Name of Organization: Hamilton Roundtable for Poverty
Reduction & Basic Income Canada Network

Contact Number: 905-667-3595

Email Address: tom@hamiltonpoverty.ca

Mailing Address:

100 Main Street East
Suite 203,
Hamilton On

Reason(s) for delegation request: Time sensitive request for August 15th meeting: On July 31st, the Province of Ontario announced without consultation that it would cancel the Ontario Basic Income Pilot program. 1,000 residents of Hamilton are enrolled in the program and will significantly and adversely affected by this unconscionable decision. In consultation with Paul Johnson, we felt Councillors would be interested in a briefing on the pilot, our discussions with Ministry staff and a recent visit to Queen's Park to discuss this unacceptable announcement. Sheila Regehr is chair of the Basic Income Canada Network and has been coordinating with the Roundtable on strategy.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Thursday, August 9, 2018 - 10:27 pm

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: Jeffrey Martin

Name of Organization: Hamilton Basic Income Group, Co-
Chair

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I would like to speak to the historic, social and economic importance of Hamilton's role in the Ontario basic income pilot and how it fits into the larger national basic income movement, and its vital contribution to reducing poverty and stimulating the local economy.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Form: Request to Speak to Committee of Council

Submitted on Monday, August 13, 2018 - 10:30 am

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: Ian Masterman

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I would like to speak at
the Aug 15th meeting about the Basic Income Pilot.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Monday, August 13, 2018 - 8:38 pm

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: chris labenski

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I would like to speak as
an odsp receptent also on the survey team for basic income!

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Monday, August 13, 2018 - 11:05 pm

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: Nicole Snider

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: Sharing personal story of being a Ontario Basic Income Pilot recipient - before & during (& after) ...

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Tuesday, August 14, 2018 - 3:06 am

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: Jonathan Dalton

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I am a participant of the
basic income pilot and would like to share my story of how the
project has helped me in an effort to make the case for its
survival

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Tuesday, August 14, 2018 - 9:21 am

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: Monika Ciolek

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: Due to recent news of cancellation of the Ontario Basic Income Pilot project (OBIP) by Premier Doug Ford, the Hamilton Roundtable for Poverty Reduction (HRPR) has asked me to share my lived experience on the pilot.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Tuesday, August 14, 2018 - 11:07 am

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: Michael Hampson

Name of Organization: Disabled Advocacy Group

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: To speak of my experiences since being on Basic Income. Of the dignity its brought my life, to the stress reduction and bump in my happiness.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Tuesday, August 14, 2018 - 11:55 am

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: Dave Cherkewski

Name of Organization: Hamilton Chapter Council of
Canadians

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: Share personal experience of the announcement to "wind down the research project (aka the OBIP)" & the broader cuts coming to ODSP & OW which will affect not 1k but 50k+ in Hamilton alone & almost 1m provincially
...

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Form: Request to Speak to Committee of Council

Submitted on Tuesday, August 14, 2018 - 12:07 pm

==Committee Requested==

Committee: Healthy & Safe Communities (Previously
Emergency & Community Services)

==Requestor Information==

Name of Individual: Alana Baltzer**Name of Organization:** HOPE (Hamilton Organizing for
Poverty Elimination)**Contact Number:****Email Address:****Mailing Address:****Reason(s) for delegation request:**

-To speak of the importance of this pilot program being saved and not only just for the 1,000 Hamilton residents that will be impacted by the provincial governments callous decision to cancel the pilot, but for the data that could be gleaned from this project being allowed to continue. The data would be invaluable not just to province of Ontario but for the rest of Canada as well as the world. The data from a completed basic income pilot could very well hold the information/data needed to help resolve poverty or even eliminate poverty. This data is needed to formulate a realistic plan for society as a whole to handle/cope with the current poverty rates.

-To speak of the importance of the positive impact that has been had on the city of Hamilton as a test site for the pilot program
To speak about the Basic income pilot, tell my story of the positive impacts basic income has had on my life and the likely negative impacts that will result as a result of the cancellation of the pilot program

Will you be requesting funds from the City? No**Will you be submitting a formal presentation? No**



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Healthy & Safe Communities Committee
COMMITTEE DATE:	August 15, 2018
SUBJECT/REPORT NO:	Homeownership Home Start Program Reserve (#112009) (HSC18041) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Marjorie Walker (905) 546-2424 Ext. 4837
SUBMITTED BY:	Vicki Woodcox Acting Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION

- (a) That the General Manager of the Healthy and Safe Communities Department or his designate be authorized and directed to deliver and administer a municipal Down Payment Assistance Program in accordance with the program guidelines attached as Appendix A to Report HSC18041, funded through the Home Start Program Reserve (#112009);
- (b) That the General Manager of the Healthy and Safe Communities Department or his designate be authorized to approve and execute any agreements and ancillary documentation, in a form satisfactory to the City Solicitor and content satisfactory the General Manager of the Healthy and Safe Communities Department, that are required to deliver and administer a municipal Down Payment Assistance Program;
- (c) That the General Manager of the Healthy and Safe Communities Department or his designate be authorized to review and amend the maximum purchase price and the maximum household income level established in the Municipal Down Payment Assistance Program guidelines a minimum of every three years to reflect changes in the housing market; and,
- (d) That the Home Start Program Reserve (#112009) balance of \$366,292 be renamed and the purpose updated to reflect the Municipal Down Payment Assistance Program Reserve.

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SUBJECT: Homeownership Home Start Program Reserve (#112009) (HSC18041) (City Wide) - Page 2 of 5

EXECUTIVE SUMMARY

In June 2014, staff identified seven reserves that could be allocated or better used to fulfil the goals identified in the City's Housing & Homelessness Action Plan (Report CS11017(d)).

At that time, the Home Start Program Reserve (#112009) had a balance of \$335,265. The sources of funding for the Home Start Program were two municipal programs that ended – the Hamilton Convert to Rent Program and the Housing Hamilton Innovations Fund.

Staff committed to investigating a better use for the reserve, taking into account priorities identified in the City's Housing & Homelessness Action Plan and any funding pressures in existing program areas, and report back to Emergency & Community Services Committee.

Given the success of the Investment in Affordable Housing – Extension Program (IAH-E) Homeownership Component, which funded five iterations of the Down Payment Assistance Program (DPAP), staff recommend that the balance in the Home Start Program Reserve (#112009) be used to deliver a Municipal Down Payment Assistance Program, identical to the IAH-E Homeownership Component, and administered in accordance with the program guidelines.

It is expected that the Home Start Program Reserve, when repurposed will assist a minimum of eight households.

Alternatives for Consideration – Not Applicable**FINANCIAL – STAFFING – LEGAL IMPLICATIONS****Financial:**

The Home Start Program Reserve (#112009) currently holds a balance of \$366,292. The full balance of the reserve is proposed to be used for a Municipal Down Payment Assistance Program modelled after the IAH-E Homeownership Component. The program is sustainable through repayments which are reinvested into a revolving loan fund to be used to provide down payment assistance for other eligible households.

Staffing:

There are no staffing implications associated with Report HSC18041.

Legal:

There are no legal implications associated with Report HSC18041.

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SUBJECT: Homeownership Home Start Program Reserve (#112009) (HSC18041) (City Wide) - Page 3 of 5

HISTORICAL BACKGROUND

In December 2013, Hamilton City Council endorsed a 10-year Housing and Homelessness Action Plan for Hamilton (Report CS11017(c)). At that time, Council directed staff to report back to Emergency & Community Services Committee with a plan to use existing housing related reserve accounts for implementation of the Action Plan.

In June 2014, staff reported on the Home Start Program Reserve (#112009) (Report CS11017(d)) which had a balance of \$335,265. The sources of funding were two municipal programs - the Hamilton Convert to Rent Program and the Housing Hamilton Innovations Fund (funded from a mix of levy and non-levy reserves). These two programs ended after the introduction of the Canada-Ontario Affordable Housing and Investment in Affordable Housing Programs lessened the need for the City to deliver and implement these programs.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

A municipal Down Payment Assistance Program satisfies Strategy 2.3, (Increase homeownership for renters) of the Housing & Homelessness Action Plan.

RELEVANT CONSULTATION

Given that the original intent of the Home Start Program Reserve (#112009) was to assist social housing tenants with homeownership, CityHousing Hamilton staff were consulted, and their input informed the recommendations and background of Report HSC180041.

Staff from Finance, Corporate Services were consulted to confirm the reserve account balance.

Legal Services was consulted to provide any advice and feedback given their participation in the IAH-E DPAP process.

ANALYSIS AND RATIONALE FOR RECOMMENDATION**IAH-E Homeownership Component**

The Homeownership Component of the IAH-E provides down payment assistance to households currently meeting their rent and shelter costs but struggling to save the down payment necessary to purchase a home. The program has been delivered successfully through five iterations, (the most recent launched May 2018) with close to 290 households in Hamilton receiving a down payment assistance forgivable loan over the life of the program.

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SUBJECT: Homeownership Home Start Program Reserve (#112009) (HSC18041) (City Wide) - Page 4 of 5

The Homeownership Component of the IAH-E provides multiple benefits. It enables low and moderate-income households to purchase a home and thus increase their housing stability; enables the accumulation of equity which helps households improve their financial situation over the long term; and frees up valuable rental housing for other households.

The down payment assistance is in the form of a 20-year forgivable loan. If the program participant no longer meets the program requirements prior to 20 years (for example, selling the home, defaulting of the mortgage, no longer using the home as their principal residence, or renting the home to another occupant), the loan is repaid to the City of Hamilton along with a percentage of the capital gains. These funds are deposited into a revolving home ownership reserve (Account #112254). Under Provincial requirements, the funds in the reserve must be reinvested only for future down payment assistance programs. The last two iterations of the DPAP were solely supported by the reserve fund with no levy implication.

Report CS11017(d) directed that the revolving loan fund be drawn down whenever the balance reaches \$200,000. To satisfy this direction, staff will maintain a waitlist of eligible applicants who will be invited to participate in the DPAP as funds become available or the revolving loan fund approaches \$200,000. Eligible applicants on the waitlist will be contacted when funds become available, on a first come, first served basis. Those who are not ready at the time of contact will remain on the list. This approach will allow the IAH-E DPAP to be on-going, rather than launching a new program every three years.

Home Start Program Reserve

The Home Start Program Reserve (#112009) was created to provide down payment assistance to CityHousing Hamilton tenants to purchase a home. The sources of funding for the reserve were two municipal programs (the Hamilton Convert to Rent Program and the Housing Hamilton Innovations Fund) that ended with the introduction of the Canada-Ontario Affordable Housing Program (COAHP).

The Home Start Program was created in 2006 as a homeownership down payment initiative between the City of Hamilton, Scotiabank, Canada Mortgage and Housing Corporation, the REALTORS Association of Hamilton-Burlington and Threshold School of Building to promote affordable homeownership opportunities to CityHousing Hamilton tenants. The core principle of Hamilton Home Start Program was that the City provided a matching credit on savings contributed by the participant to a certain maximum on an annual basis for a maximum period of three years; however, households struggled to 'match' the savings and the program, having had limited success, is no longer active.

More recent down payment assistance programs do not require a matching contribution. COAHP and IAH home ownership programs are much better suited for households with low-incomes.

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SUBJECT: Homeownership Home Start Program Reserve (#112009) (HSC18041) (City Wide) - Page 5 of 5

The reserve has a balance of \$366,292 which can now be repurposed into a Municipal Down Payment Assistance Program.

Municipal DPAP

Given the benefits and success of the IAH-E Homeownership Component and its alignment with the Home Start Program in providing down payment assistance, staff recommend that the balance in the Home Start Program Reserve (#112009) be used to deliver a municipal down payment assistance program, referred as the Municipal Down Payment Assistance Program (MDPAP). This program would be identical to the IAH-E Homeownership Component and administered in accordance with similar program guidelines.

With changes in the housing market it is recommended that the General Manager of the Healthy and Safe Communities Department be authorized to review and amend the maximum purchase price and the maximum household income level for the MDPAP a minimum of every three years.

The wait list of eligible applications for the IAH-E Homeownership Component could be used for the newly created MDPAP. The program criteria and eligibility for the two programs will be the same so a single pool of eligible applicants can supply both programs.

ALTERNATIVES FOR CONSIDERATION

None

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**Healthy and Safe Communities**

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

APPENDICES AND SCHEDULES ATTACHED

Appendix A to Report HSC18041: Program Guidelines for the Municipal Down Payment Assistance Program

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Hamilton Municipal Down Payment Assistance Program Guidelines (2018)

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Background

The Housing and Homelessness Action Plan includes strategies that ensure affordability and a range of housing options for low to moderate income households in Hamilton. Action Plan Strategy 2.3 recommends down payment assistance programs to increase homeownership opportunities for renters, enhancing affordability for households with financial barriers to homeownership.

Recent federal legislation aimed at cooling the housing market has made it more difficult to qualify for a mortgage by establishing a higher interest rate threshold for mortgage approval. Borrowers must now pass a stress test when prequalifying for a mortgage by qualifying for a 2% higher interest rate than the current interest rate. The stress test is to ensure that purchasers will still be able to afford their mortgage payments if interest rates increase at renewal time. This test also means borrowers will qualify for less financing and there will be fewer low-moderate income earners qualifying for a mortgage.

These challenges, as well as current market indicators, were considered in the development of the 2018 Municipal Down Payment Assistance Program (MDPAP), including eligibility criteria. The new criteria reflects the current housing market.

Program Description

The Municipal Down Payment Assistance Program provides down payment assistance to households currently meeting their rent and shelter costs but struggling to accumulate the down payment necessary to purchase a home.

Program Benefits

There are benefits that result from homeownership not only for the individual household, but for the broader community, including:

1. Social housing (rent-geared-to-income) units are made available for other households on the social housing waiting list as a result of households moving into homeownership, and market rental units are made available to new renters;
2. Enables households to build assets and personal wealth;
3. Increases the demand for lower cost ownership housing options by increasing the pool of potential first-time homebuyers with moderate incomes;
4. Increases citizen engagement and participation in the community; and,
5. Demonstrates City leadership by focusing on pragmatic, cost-effective initiatives that make a tangible difference in addressing affordable housing concerns.

Eligibility Criteria

The Applicant(s):

1. must be over the age of 18
2. must have rented in Hamilton for at least the last 6 months
3. must not currently own a home or property
4. must be a legal resident of Canada and intend to have this home as their one and only residence
5. must be pre-approved for a mortgage from a Canada Mortgage and Housing Corporation (CMHC) approved lender
6. must not be in a spousal relationship (including a same-sex spousal relationship) with a person that has any form of interest in ownership of a property

Home Type on Property:

- The Property being purchased may only contain a single detached dwelling, semi-detached dwelling, apartment condominium dwelling unit, townhouse dwelling or row house dwelling. Mobile homes and co-op units are not eligible dwellings for this program. (Home inspections are required)

Purchase Price

The purchase price of the Property must not exceed \$375, 000. This home price threshold is to be reviewed every three (3) years by the Investment in Affordable Housing Program Manager, Housing Services Division or earlier, if the housing market changes significantly, and the guidelines updated accordingly and approved by the General Manager, Healthy and Safe Communities Department.

Maximum Household Income:

The maximum household income will be \$80,000. This income threshold is to be reviewed every three (3) years or earlier by the Investment in Affordable Housing Program Manager, Housing Services Division, if the housing market changes significantly, with the guidelines updated accordingly and approved by the General Manager, Healthy and Safe Communities Department.

Loan Conditions

All applicants will submit a completed MDPAP application form, identification information, income and financial documents in a format acceptable to the City in its absolute discretion,

and any other documentation or evidence the City may require, to evaluate the loan application.

All applicants receiving approval for a City down payment assistance forgivable loan under the MDPAP shall be required to enter into a Loan Agreement with the City with provisions including but not limited to the terms and conditions set out herein.

The down payment is in the form of a 20-year forgivable loan in the maximum amount of 10% of the purchase price of the home.

The City's loan must be secured by a mortgage registered on the title of the Property being purchased which can only be lesser in priority to a mortgage securing the primary financing of the purchase of the Property. However, in certain extenuating circumstances, determined by the General Manager, Healthy and Safe Communities Department in his sole, absolute and unfettered discretion, the City may postpone its mortgage to third priority position.

On the date of closing, the City of Hamilton will provide a cheque for the borrower, to the borrower's lawyer. Additionally, the City of Hamilton, Legal Services Division will require an Undertaking (prepared by the City and sent to the borrower's lawyer for signature) confirming that certain documents will be provided to the City within thirty (30) days of closing. These documents will include, but may not be limited to, the following:

1. an opinion letter regarding title (please note that title insurance is not accepted in lieu of an opinion letter),
2. confirmation of a valid and enforceable second Charge/Mortgage,
3. a copy of the Status Certificate issued by a Condominium Corporation disclosing that there are no arrears or orders as may affect the Unit (if applicable),
4. an Acknowledgment re: Receipt of Standard Charge Terms,
5. a Declaration that the property will be owner occupied and used as a single-family dwelling,
6. photocopies of two (2) pieces of identification for each Borrower, and
7. a copy of the registered Transfer/Deed of Land and first Charge/Mortgage.

If the program participants no longer meet all program requirements prior to 20 years, excepting the maximum home price and income level, the loan is repaid to the City of Hamilton along with 10% percent of any capital gains. This repayment requirement is outlined in the agreement between the City of Hamilton and the homeowner (10%).

Conditions for Repayment

The original down payment assistance loan amount plus 10% of any capital appreciation must be repaid to the Revolving Loan Fund if the following situations occur while the loan is outstanding:

1. There is a disposition of the Property including but not limited to a sale, assignment, transfer, conveyance, lease, license, any indebtedness of the loan recipient secured by a mortgage registered on title to the Property other than the mortgage whose purposes was to secure the purchase of the Property, registration of a Charge or other transaction or disposition of any nature or kind whatsoever in respect of the Property or of any right, title or interest in or to the Property;

2. The Property or a portion thereof is rented to another person;
3. The loan recipient is in breach or default of any agreement or security in respect of any other financing secured on the Property;
4. The unit is no longer the sole and principal residence of the loan recipient;
5. The loan recipient becomes bankrupt or insolvent;
6. The loan recipient misrepresented their eligibility for the program;
7. The loan recipient used the proceeds of the loan for a purpose other than the acquisition of the unit;
8. In the case of the death of both debtors named on the Agreement, only the principal amount of the loan must be repaid by the estate;
9. The death of one loan recipient. However, the General Manager, Healthy and Safe Communities Department at his or her sole, absolute and unfettered discretion, may evaluate the ability of the remaining debtor to carry the home and whether the loan will be at risk and waive this repayment requirement;
10. Change in spousal relationship:
 - a) If the loan recipient(s) divorces or their spousal relationship is terminated. However, the General Manager, Healthy and Safe Communities Department, at his or her sole, absolute and unfettered discretion, may determine whether repayment is required, based on considerations including, but not limited to, whether the loan is at risk, or any potential for undue hardship for loan recipient(s).
 - b) A new marriage or spousal relationship of the loan recipient. If the new partner does not want to be added to the title of the home, it is not necessary to sign an appending agreement. If the new spouse or partner wishes to be added to the title of the home, the newly formed household must meet the eligibility criteria prior to signing an amending loan agreement. If the newly formed household does not meet the eligibility criteria, the loan may be recalled at the discretion of the General Manager, Healthy and Safe Communities Department. (This may arise if the second spouse/partner is required to be on title of the home for the purposes of renewing a mortgage or refinancing);
11. Home Insurance Cancellation / Expiry: The borrower must have home insurance in good standing;
12. Municipal taxes must be in good standing;
13. Postponements: As a condition of advancing funds, institutional lenders will require that the City of Hamilton agree to postpone the current mortgage and remain in second position. In the event that equity is being removed from the property, the City may postpone its mortgage to second place, provided the Investment in Affordable Housing Program Manager performs the due diligence to ensure there is sufficient equity in the home to cover both the first mortgage and the down payment assistance loan; and,
14. Property standards orders to comply: If there is, as determined by the City in its sole, absolute, and unfettered discretion, a violation of any law in respect of the Property, including but not limited to the Ontario Fire Code, Building Code, any City zoning by-law, and any City property standards by-law, the down payment assistance loan will be recalled. However, the General Manager, Healthy and Safe Communities Department may in his sole, absolute and unfettered discretion waive this repayment requirement.

Revolving Loan Fund (RLF)

A RLF is to be established from repayments to the MDPAP and used to provide future down payment assistance to prospective homebuyers.

Documentation Required for Records

The Housing Services Division is responsible for retaining the following documents over the life of the program:

Eligibility information:

- The signed application form, including a declaration that all information is accurate
- The notice of assessment for all members of the household
- Copies of photo identification
- Unit eligibility information and home inspection

Loan information:

- Agreements of Purchase and Sale
- Loan agreement and independent legal counsel documentation
- Mortgage registration documentation
- Title search

Payment documents and default actions:

- Records of all payments and defaults
- Confirmation of compliance with the terms of the Loan Agreement (e.g., letter confirming that the unit remains the sole and principal residence of the eligible purchaser)
- Record of any defaults

Additional Program Terms

Approval of the loan application is at the absolute discretion of the City and subject to the availability of funds.

The City's loan must be registered as the second mortgage after registration of any mortgage securing the primary financing (first mortgage). A household may not have a guarantor on title, nor may a household have a co-signer on title that will not be living in the home. If a household requires additional financing, that mortgage will be registered as the third mortgage, after the City's loan.

The Municipal Down Payment Assistance Program cannot be stacked with any other government down payment assistance programs but households may utilize other affordable housing programs such as renovation programs.



INFORMATION REPORT

TO:	Chair and Members Healthy and Safe Communities Committee
COMMITTEE DATE:	August 15, 2018
SUBJECT/REPORT NO:	Changes to Social Assistance (HSC18042) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Bonnie Elder (905) 546-2424 Ext. 2182
SUBMITTED BY:	Paul Johnson General Manager Health and Safe Communities Department
SIGNATURE:	

Council Direction:

Not Applicable

Information:

On July 31, 2018, the Honourable Lisa MacLeod, Minister of Children, Community and Social Services announced changes to the Province's Social Assistance programs.

Included was the cancellation of the previously announced increase of 3% to the Ontario Works rates that was planned for October 2018. Instead, an increase of 1.5% will be applied to the current rates effective October 1, 2018.

As well, the Basic Income Pilot will be discontinued. The pilot was to include 4,000 participants: 2,000 from the Hamilton, Brantford and Thunder Bay area and the remainder from Lindsay. It is estimated that 177 participants from Hamilton left the Ontario Works program to be part of the pilot.

The Ministry has indicated that details regarding the wind-down of the Basic Income research project will be shared in the coming weeks. They have committed that participants will be given advance notice and steps will be put in place to transition any former social assistance recipients, who continue to be eligible, back to Ontario Works in a thoughtful and seamless manner.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

SUBJECT: Changes to Social Assistance (HSC18042) (City Wide) - Page 2 of 2

In addition, the provincial government indicated that the ongoing work on social assistance modernization would continue and will be developing a new plan with a 100-day timeline with more details in the coming weeks.

Staff will be closely monitoring the timing of any changes and any impacts on the program. A plan will be developed to ensure that anyone who participated in the Basic Income Pilot who may require City services in the future will be properly supported.

Appendices and Schedules Attached

None