



City of Hamilton
HEALTHY AND SAFE COMMUNITIES COMMITTEE

Meeting #: 19-001
Date: January 17, 2019
Time: 1:30 p.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Alicia Davenport, Legislative Coordinator (905) 546-2424 ext. 2729

1. **CEREMONIAL ACTIVITIES**
2. **APPROVAL OF AGENDA**
(Added Items, if applicable, will be noted with *)
3. **DECLARATIONS OF INTEREST**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
 - 4.1 December 17, 2018
5. **COMMUNICATIONS**
6. **DELEGATION REQUESTS**
7. **CONSENT ITEMS**
 - 7.1 Ambulance Act Implications of Bill 160 (The Strengthening Quality and Accountability for Patients Act) (HSC19003) (City Wide) (Outstanding Business List Item)
 - 7.2 Minutes of the Seniors Advisory Committee
 - 7.2.a September 7, 2018
 - 7.2.b October 5, 2018
8. **PUBLIC HEARINGS / DELEGATIONS**
9. **STAFF PRESENTATIONS**

10. DISCUSSION ITEMS

10.1 Response to the Advisory Committee for Persons with Disabilities (ACPD) Inquiries on Housing Issues (HSC19001) (City Wide) (Outstanding Business List Item)

10.2 Hamilton Housing Benefits (HSC19002) (City Wide)

11. MOTIONS

11.1 Landlord and Tenant Board Decisions

11.2 Renaming of the Healthy and Safe Communities Committee

12. NOTICES OF MOTION

13. GENERAL INFORMATION / OTHER BUSINESS

13.1 Outstanding Business List:

13.1.a Items considered complete and needing to be removed:

13.1.a.a Potential Implications of the Strengthening Quality and Accountability for Patients Act
Addressed as Item 7.1 on today's agenda - Report HSC19003
Item on OBL: YY

13.1.a.b ACPD respecting Housing Issues
Addressed as Item 10.1 on today's agenda - Report HSC19001
Item on OBL: XX

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



HEALTHY & SAFE COMMUNITIES COMMITTEE

MINUTES 18-010

1:30 pm

Monday, December 17, 2018

Council Chambers

Hamilton City Hall

71 Main Street West, Hamilton

Present: Councillors S. Merulla (Chair), N. Nann, T. Jackson, T. Whitehead, E. Pauls and B. Clark

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Appointment of Chair and Vice-Chair for the Healthy and Safe Communities Committee (Item 1.1)

(Jackson/Clark)

- (a) That Councillor S. Merulla be appointed Chair of the Healthy and Safe Communities Committee for 2019; and
- (b) That Councillor E. Pauls be appointed Vice-Chair of the Healthy and Safe Communities Committee for 2019.

CARRIED

2. Wentworth Lodge Heritage Trust Fund Sub-Committee Report 18-002 - September 12, 2018 (Item 7.2)

(Clark/Nann)

That the Wentworth Lodge Heritage Trust Fund Sub-Committee Report 18-002 dated September 12, 2018, be received.

CARRIED

3. 2019 Budget Submission - Housing and Homelessness Advisory Committee (HSC18051) (City Wide) (Item 9.1)

(Pauls/Jackson)

That the Housing and Homelessness Advisory Committee 2019 base budget submission attached as Appendix "A" to Report HSC18051 in the amount of \$1,000 be approved and referred to the 2019 budget process for consideration.

CARRIED

4. 2019 Budget Submission Seniors Advisory Committee (HUR18019) (City Wide) (Item 10.1)

(Jackson/Pauls)

That the Seniors Advisory Committee 2019 base budget submission in the amount of \$2500.00 be approved and forwarded to the 2019 budget process.

CARRIED

5. 2019 Budget Submission City of Hamilton Veterans Committee (PED18236) (City Wide) (Item 10.2)

(Nann/Clark)

That the Hamilton Veterans Committee 2019 base budget submission, attached as Appendix 'A' to Report PED18236, in the amount of \$30,000, be approved and referred to the 2019 Budget process for consideration.

CARRIED

6. Rapid Re-Housing Program (Hotel) Housing Allowances (HSC18050) (City Wide) (Item 10.3)

(Clark/Jackson)

That the General Manager of the Healthy and Safe Communities Department or his designate be authorized and directed to deliver and administer the Rapid Re-Housing Program (Hotel) Housing Allowances, in the amount of \$358,000, funded by the Housing Initiatives Capital Reserve Fund (#112239) in accordance with the existing Council Approved Housing Allowance Program (Report CES16028).

CARRIED

7. Interview Sub-committee to the Healthy & Safe Communities Committee (Item 11.1)

(Whitehead/Clark)

That the following Councillors be appointed to the Interview Sub-Committee to the Healthy & Safe Communities Committee:

- (a) S. Merulla
- (b) N. Nann
- (c) E. Pauls

CARRIED

8. Tenant Defence Fund (Added Item 12.1)**(Nann/Whitehead)**

WHEREAS, the City of Hamilton's rental housing market has experienced tremendous changes over the last decade;

WHEREAS, the local demand for affordable housing has grown at a faster pace than supply;

WHEREAS, the majority of the City's rental housing stock is decades old and in need of renovation and repair;

WHEREAS, many of the owners of Hamilton's rental housing stock have initiated multi-million-dollar upgrades with their properties;

WHEREAS, Provincial legislation permits landlords/owners to apply for 'Above the Guidelines Increases' (AGI) to recover the cost of capital expenses, security improvements and other costs;

WHEREAS, recent AGI decisions at the Landlord and Tenant Board have passed along substantial rent increases to tenants;

WHEREAS, the AGI process is a time consuming and complex process for individual tenants and/or tenant associations;

WHEREAS, the City of Toronto has offered a Tenant Defence Fund since the year 2000 to assist tenants with AGI's; and,

WHEREAS, the same need for support and assistance exists in the City of Hamilton;

THEREFORE, BE IT RESOLVED:

- (a) That \$50,000 be allocated to establish a Tenant Defence Fund in the City of Hamilton to assist with Above the Guidelines Increase applications at the Landlord and Tenant Board;
- (b) That Housing Services staff report back to the Healthy & Safe Communities Committee with a Terms of Reference that addresses the intake and granting process; and,
- (c) That the Tenant Defence Fund be funded from the existing Housing Services year end positive variance (estimated to be \$2.8M in 2018).

CARRIED

9. Ontario Works Program Review (CES15011(d)) (City Wide) (Item 14.2)**(Pauls/Jackson)**

That the staff direction and contents of Report CES15011(d), respecting the Ontario Works Program Review, remain confidential.

CARRIED**FOR INFORMATION:****(a) CHANGES TO THE AGENDA (Item 2)**

The Committee Clerk advised of the following changes to the agenda:

6. DELEGATION REQUESTS

- 6.2 Kevin Gonci, Hamilton Collaborative Partnership Group (HCPG), respecting a Community Hub Proposal/Multi-Sport Indoor Facility Development.

12. NOTICES OF MOTION

- 12.1 Tenant Defence Fund

13. GENERAL INFORMATION / OTHER BUSINESS

- 13.1 Review of the Outstanding Business List for the Healthy and Safe Communities Committees

(Pauls/Nann)

That the Agenda for the December 17, 2018 meeting of the Healthy & Safe Communities Committee be approved, as amended.

CARRIED**(b) DECLARATIONS OF INTEREST (Item 3)**

Councillor Merulla declared an interest in Added Item 12.1, respecting a Tenant Defence Fund, as he is an owner of a rental property.

(c) APPROVAL OF MINUTES (Item 4)**(i) September 10, 2018 (Item 4.1)****(Whitehead/Clark)**

That the Minutes of the September 10, 2018 Healthy & Safe Communities Committee meeting be approved, as presented.

CARRIED

(d) COMMUNICATIONS (Item 5)

- (i) Correspondence from the Assistant Deputy Minister, Ministry of Municipal Affairs and Housing respecting the Cancellation of the Ontario Development Charge Rebate Program (Item 5.1)**

(Whitehead/Jackson)

That the Correspondence from the Assistant Deputy Minister, Ministry of Municipal Affairs and Housing respecting the Cancellation of the Ontario Development Charge Rebate Program, be received.

CARRIED**(e) DELEGATION REQUESTS (Item 6)**

- (i) Lisa Rogers, CANUSA Games (Hamilton Branch) respecting an update on the 2018 CANUSA Games, and changes in the 2019 CANUSA Games (for a future meeting) (Item 6.1).**

(Jackson/Clark)

That the delegation request from Lisa Rogers, CANUSA Games (Hamilton Branch) respecting an update on the 2018 CANUSA Games, and changes in the 2019 CANUSA Games, be approved, for a future meeting.

CARRIED

- (ii) Kevin Gonci, Hamilton Collaborative Partnership Group (HCPG), respecting a Community Hub Proposal/Multi-Sport Indoor Facility Development (for a future meeting) (Added Item 6.2).**

(Jackson/Clark)

That the delegation from Kevin Gonci, Hamilton Collaborative Partnership Group (HCPG), respecting a Community Hub Proposal/Multi-Sport Indoor Facility Development, be approved, for a future meeting.

CARRIED**(f) CONSENT ITEMS (Item 7)**

- (i) Minutes of the Hamilton Veterans Committee**

(Whitehead/Clark)

That the following Minutes of the Hamilton Veterans Committee be received:

1. July 24, 2018 (Item 7.1.a)
2. September 25, 2018 (Item 7.1.b)
3. October 23, 2018 (Item 7.1.c)

CARRIED

(g) STAFF PRESENTATIONS (Item 9)

(i) 2019 Budget Submission - Housing and Homelessness Advisory Committee (HSC18051) (City Wide) (Item 9.1)

Julia Verbitsky, Chair of the Housing and Homelessness Advisory Committee, addressed the Committee respecting the 2019 Budget Submission - Housing and Homelessness Advisory Committee (HSC18051), with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record.

(Nann/Clark)

That the presentation respecting the 2019 Budget Submission - Housing and Homelessness Advisory Committee (HSC18051), be received.

CARRIED

For further disposition on this matter, refer to Item 3.

The presentation is available on www.hamilton.ca

(h) MOTION (Item 11)

(i) Senior's Increased Use of Food Banks (Added Item 11.1)

(Jackson/Whitehead)

That staff be directed to report back to the Healthy and Safe Communities Committee respecting Senior's Increased Use of Food Banks, to the January 17, 2019 meeting.

CARRIED

(i) NOTICES OF MOTION (Item 12)

Councillor Merulla relinquished to Chair to Councillor Pauls.

(i) Tenant Defence Fund (Added Item 12.1)

Councillor Nann introduced a Notice of Motion respecting a Tenant Defence Fund.

(Whitehead/Clark)

That the Rules of Order be waived to allow for the introduction of a motion respecting a Tenant Defence Fund.

CARRIED

For further disposition on this matter, refer to Item 8.

(ii) Landlord and Tenant Board Decisions (Added Item 12.2)

Councillor Whitehead introduced the following Notice of Motion:

That staff be directed to investigate the staffing and timeliness of Decisions by the Landlord and Tenant Board, with a report back to the Healthy and Safe Communities Committee.

Councillor Merulla assumed the Chair.

(iii) Renaming of the Healthy and Safe Communities Committee (Added Item 12.3)

Councillor Whitehead introduced the following Notice of Motion:

That the Healthy and Safe Communities Committee be renamed the Emergency and Community Services Committee, to better reflect the work of the committee, and differentiate it from the Board of Health.

(iv) Senior's Increased Use of Food Banks (Added Item 12.4)

Councillor Jackson introduced a Notice of Motion respecting a Senior's Increased Use of Food Banks.

(Whitehead/Clark)

That the Rules of Order be waived to allow for the introduction of a motion respecting a Senior's Increased Use of Food Banks.

CARRIED

For further disposition on this matter, refer to Item (h) (i).

(j) GENERAL INFORMATION / OTHER BUSINESS

(i) Changes to the Outstanding Business List (Item 13.1)

(Jackson/Clark)

That the following changes to the Outstanding Business List be approved:

(a) Items to be removed:

Item A - Bystander Cardiopulmonary Resuscitation (CR) – Region of Peel Resolution (HES12002) (12-001 (Jan 18/12), Item 3(c), CES14036 submitted to E&CS Sept. 22, 2014)
Rationale: Implementation and training of AEDs now in community

Item O - Rolston Neighbourhood Action Plan (CES16009) (16-003 March 7/16 Item 7.1)

Rationale: No presentation of the formal Action Plan will come to Committee. The residents continue to work together in an more informal basis

Item R - “End of Life Cycle” vehicle assets – Opportunities (CES16008) (16-004, April 25/16, Item (e))

Rationale: Covered in Policy 16 reports presented quarterly to Council through the Audit, Finance and Administration Committee

Item W - Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc. respecting a Proposal to Leverage Section 95 properties to Create New Affordable Housing (Delegation) (16-006, July 6, 2016, Item f(i))

Rationale: Should a proposal be developed proponent the delegate will be invited to present to committee

Item QQ - Mayor’s Advisory Committee on Syrian Newcomers (CES16023(c)) (17-008, August 16, 2017, Item 4)

Rationale: Situation no longer urgent

Item FFF - Funding Request for Information Hamilton (GIC 18-019 Item 3)

Rationale: Information Hamilton has ceased operations effective the Board decision of December 4, 2018.

(b) Items Requiring a New Due Date:

XX - ACPD respecting Housing Issues
 Current Due Date: December 17, 2018
 Revised Due Date: January 17, 2019

CCC - Funding Requests from Agencies
 Current Due Date: December 17, 2018
 Revised Due Date: February 7, 2019

EEE - Gage Hancharek Respecting PLURD (Peace, Love, Unity, Respect, Dignity)
 Current Due Date: December 17, 2018
 Revised Due Date: May 2, 2019

(c) Item to be removed and referred to the Public Works Committee:

WW – Requiring the City of Hamilton to be More Accessible to the Hearing Impaired
 Current Due Date: December 17, 2018

CARRIED

(k) PRIVATE AND CONFIDENTIAL (Item 14)

(i) Closed Session Minutes – September 10, 2018 (Item 14.1)

(Whitehead/Jackson)

- (a) That the Closed Session Minutes of the September 10, 2018 meeting of the y and Safe Communities Committee, be approved as presented; and,
- (b) That the Closed Session Minutes of the September 10, 2018 meeting of the Healthy and Safe Communities Committee meeting, remain confidential.

CARRIED

(Nann/Clark)

That pursuant to Section 8.1, Sub-sections (b) and (d) of the City's Procedural By-law 18-270; and, Section 239(2), Sub-sections (b) and (d) of the Ontario Municipal Act, 2001, as amended, the Committee move into Closed Session, as the subject matter pertains to personal matters about an identifiable individual, including City Employees; and labor relations or employee negotiations.

(ii) Ontario Works Program Review (CES15011(d)) (City Wide) (Item 14.2)

Staff was provided with direction in Closed Session.

For disposition of this item, refer to Item 9.

(l) ADJOURNMENT (Item 15)

(Jackson/Whitehead)

That, there being no further business, the Healthy & Safe Communities Committee be adjourned at 2:43 p.m.

CARRIED

Respectfully submitted,

Councillor S. Merulla
Chair, Healthy & Safe
Communities Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk



INFORMATION REPORT

TO:	Chair and Members Healthy and Safe Communities Committee
COMMITTEE DATE:	January 17, 2019
SUBJECT/REPORT NO:	<i>Ambulance Act</i> Implications of Bill 160 (The <i>Strengthening Quality and Accountability for Patients Act</i>) (HSC19003) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Michael Sanderson (905) 546-2424 Ext. 7741
SUBMITTED BY:	Paul Johnson General Manager Healthy and Safe Communities Department
SIGNATURE:	

Council Direction:

At the meeting of February 14, 2018, Council approved the following motion regarding Potential Implications of the *Strengthening Quality and Accountability for Patients Act*:

WHEREAS, the Ministry of Health and Long Term Care (MOHLTC) is introducing the *Strengthening Quality and Accountability for Patients Act 2017*, and;

WHEREAS, this omnibus Bill covers 10 pieces of Legislation including *the Ambulance Act*,

THEREFORE BE IT RESOLVED:

- (a) That the appropriate staff be directed to report back on the municipal implications of these proposed changes in legislation with special emphasis given to the prospect of the *Ambulance Act* and the call for improvements to triaging and dispatch systems, as well as addressing the non-urgent transfer requirements on Emergency Services as outlined by the Association of Municipalities of Ontario; and,
- (b) That the staff report include a chronological list of all the actions taken by the City of Hamilton to date with respect to the issue, demonstrating that the City of

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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: *Ambulance Act Implications of Bill 160 (The Strengthening Quality and Accountability for Patients Act) (HSC 19003) (City Wide) - Page 2 of 4*

Hamilton has done their due diligence, and this issue requires a Provincial solution.

Information:

Information regarding the improvements to the triaging and dispatch systems utilized by the Ministry of Health and Long-Term Care (MOHLTC) in it's Hamilton Central Ambulance Communications Centre (CACCC) operation was provided to Council in the September 10, 2018 Report Dispatch Governance and Information Data Update (Report CES17022(a)).

Information regarding changes in legislation related to the *Ambulance Act* is provided in this Report. On December 12, 2017, Bill 160, *Strengthening Quality and Accountability for Patients Act, 2017*, received Royal Assent. Bill 160 is omnibus legislation which addresses various aspects of the delivery of healthcare services in Ontario.

In addition to other health care systems issues, Bill 160 contains revisions to the *Ambulance Act* which are outlined in Schedule 1 of the Bill (<https://www.ontario.ca/laws/statute/S17025#BK3>). Schedule 1, Item 2 outlines potential changes to service delivery including the ability of the Minister to issue operational or policy directives where the Minister considers it in the public interest to do so. Such policies or directives may include, but are not limited to:

- Ambulance transportation of patients to alternative destinations other than hospitals;
- Alternative treatment models by paramedics, in accordance with prescribed standards of care, such as treatment on scene without subsequent transportation by ambulance to hospital (treat and release, or treat and refer); and,
- The adoption of other treatment models for persons with lower acuity conditions (hear and refer).

Implementation of these transformative delivery aspects of Bill 160 can be expected to provide for the diversion of some low acuity patients from hospitals to more appropriate settings. This may include destinations such as Urgent Care Centres, Mental Health Centres, Detoxification clinics or shelters. It may also include referral by the paramedic to an appropriate primary health care service provider.

Preliminary estimates based on analysis of two years of comprehensive electronic patient care report data suggests around 5% - 10% of patient transports may be appropriate for alternative disposition. This could constitute 8 to 15 patients per day safely diverted from hospitals to an appropriate alternative destination. Such a reduction could be assumed to save paramedic time at hospital for these low acuity transports and to improve patient flow and disposition within the Emergency Department.

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SUBJECT: *Ambulance Act Implications of Bill 160 (The Strengthening Quality and Accountability for Patients Act) (HSC 19003) (City Wide) - Page 3 of 4*

While Royal Assent was given to Bill 160 on December 12, 2017, the commencement date for elements of Schedule 1, including the transformative aspects outlined above, is to be on a day to be named by proclamation of the Lieutenant Governor. At the date of writing this report a proclamation date has not yet been established and these elements of the legislation are not yet in force. In discussions with MOHLTC officials, and through the Ontario Association of Paramedic Chiefs (OAPC), we are not aware of any pending proclamation date.

Hamilton's Paramedic Chief is a member of the executive committee of the OAPC and continues to be actively engaged in meetings with the MOHLTC and the OAPC regarding potential implementation opportunities for both the dispatch call taking triage system and regulatory change.

Meetings have been held by staff with various external bodies, including the HNHB LHIN, Hamilton Health Sciences, and St. Joseph's Health Care Hamilton with respect to alternative destination processes and improvements to the various Community Paramedic Program activities already underway as described in Figure 1 (below).

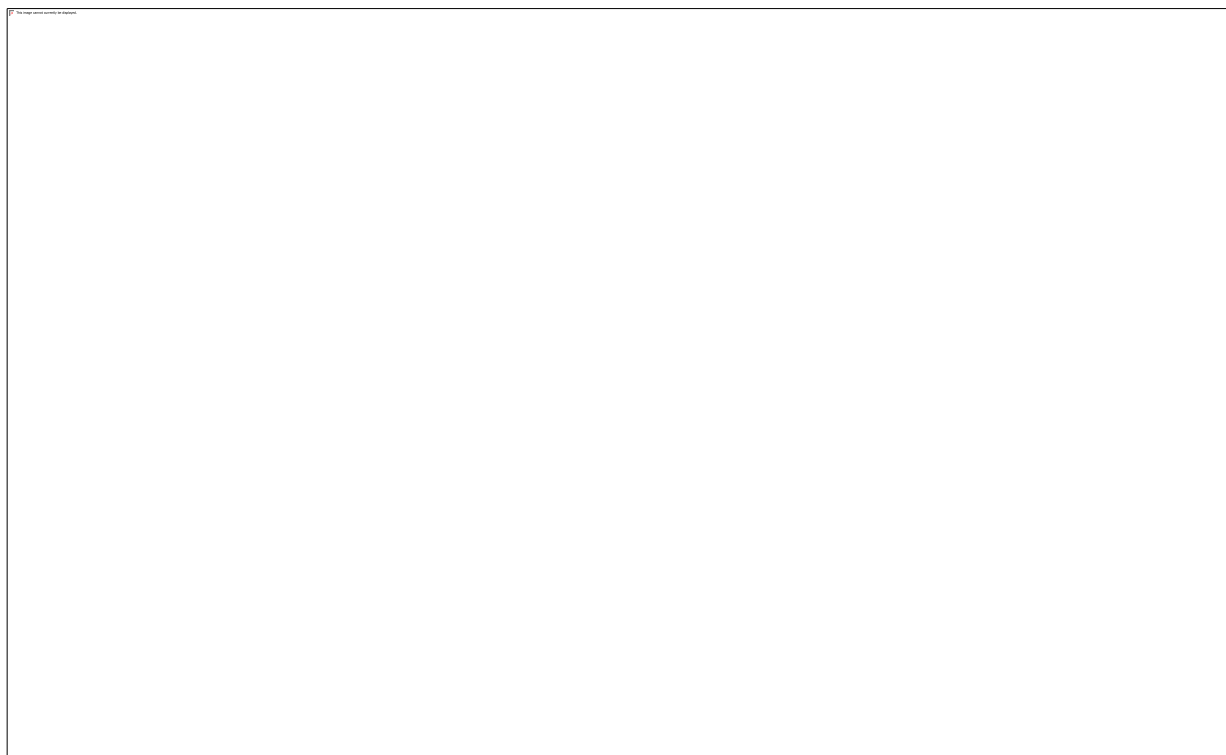


Figure 1- Community Paramedicine Activities

SUBJECT: *Ambulance Act Implications of Bill 160 (The Strengthening Quality and Accountability for Patients Act) (HSC 19003) (City Wide) - Page 4 of 4*

Expansion of these Community Paramedic activities along with additional training for front line paramedics will be required to actualize transformative change and we are preparing for this in anticipation of further developments.

Appendices and Schedules Attached

None



Hamilton

**Meeting Minutes
Seniors Advisory Committee
Friday, September 7, 2018
10:00am – 12:00pm**

Room 2019, David Braley Health Science Centre, 100 Main Street West

Present: Bob Thomson (Chair), Margaret Cheyne, Mary Sinclair, Carolann Fernandes, Dahlia Petgrave, Marjorie Wahlman, John Kennard, George Hough, Jeanne Mayo, Ramanath Kamath, Penelope Petrie, Karen Thomson, Lou DeStephanis, Doug Stone.

Regrets: Paula Kilburn, Barry Spinner, Councillor Johnson, Councillor Jackson, Emmy Weisz, John Winslow.

Also

Present: Betsy Pocop (Human Rights, Diversity & Inclusion)
Eleanor Morton (Healthy and Safe Communities)
Liz Conti (Public Health)
Lisa Maychak (Age Friendly Hamilton, Healthy and Safe Communities)

Guests: Michelle Ferrera, New Village Retirement Residence

1. Changes to the Agenda

Addition of Items:

4.2 AODA Representation for Hamilton Health Sciences

4.3 Area Rating

4.4 Financial Empowerment

That the agenda of September 7, 2018 be approved as amended.

(M. Wahlman / K.Thomson)

CARRIED

2. Approval of Minutes

(M. Wahlman / C.Fernandes)

That the minutes of July 1, 2018 be approved as amended.

CARRIED

3. Presentations

3.1 Hamilton Police Seniors Support Team, Andrea McLaughlin

A. McLaughlin shared a presentation with SAC about the supports available for seniors in the Hamilton area and the nature of her work which includes, quality of life issues and minor criminal offences.

(P. Petrie/J. Mayo)

That the presentation for Hamilton Police Service be accepted.

CARRIED

4. Business / Discussion Items

4.1 Budget

Committee members were provided with an overview of their 2018 budget.

Motion: For the 2019 year the committee is requesting to submit a budget of \$1500.00.

(J. Mayo/P.Petrie)

J. Bowen will prepare the budget documents for the Committee's review and approval.

4.2 AODA Representation at Hamilton Health Sciences

M. Sinclair advised that she will not be continuing as the SAC representative for this group. D. Petgrave volunteered to continue represent SAC at these meetings as they arise.

4.3 Area Rating

Discussion on this item and corresponding motion was presented at the June SAC meeting. J.Mayo would like this added as a standing agenda item.

4.4. Financial Empowerment

Follow-up to June presentation

L. Conti assured that efforts would be undertaken by the Seniors at Risk Community Collaborative Team (SARCC) to ensure that vulnerable older adults would benefit from this initiative.

J. Mayo asked that members who are aware of groups, particularly isolated seniors, who may be interested in having a presentation done to contact the presenters to arrange.

5. Working Groups/Committees

a) SAC – Housing Working Group (M. Sinclair)

M. Sinclair requested support to print the Housing Guidebook. She advised the committee that the Guidebook is on the GIC agenda for September 11, 2018. This same GIC meeting will also include a presentation on AODA.

b) SAC – Getting Around Hamilton Working Group (J.Mayo)

J. Mayo advised that the Pedestrian Safety Workshops have been completed. There is a possibility of a second round of workshops to be scheduled. A McMaster physiotherapist has applied for a grant to continue these workshops.

At the close of each workshop participants were encouraged to provide feedback. A summer student had been assigned to compile the data and develop a report that will go to Council.

Rural Transportation:

L. Maychak assigned a summer student to review rural transportation with consideration being giving for distance and lack of ridership. The focus will be on areas that are underserved and the need for increased transportation for less accessible areas. In addition, consideration will be given to accessibility to hospitals. There is a possible collaboration between the Advisory Committee for People with Disabilities and SAC.

J. Mayo will send the request to collaborate with ACPD to J. Bowen.

- c) SAC – Communications Working Group (B. Thomson)**
No update at this time.
- d) Age Friendly Plan – Governance Committee (J. Mayo)**
No update at this time.
- e) Older Adult Network (D. Stone)**
No update at this time.
- f) International Day of Older Persons Committee (D. Stone)**
The event is on October 1, 2018 at City Hall. An invitation has been extended to MP Filomena Tassi to attend.

(D.Stone/J.Mayo)

Motion: That the Seniors Advisory Committee contribute \$250.00 to the International Day of Older Persons event.

g) Seniors at Risk Community Collaboration (SARRC) (K. Thomson)

No update at this time.

h) McMaster Institute of Research on Aging (E. Weisz)

E. Weisz has withdrawn as a representative.

G. Hough volunteered to continue as SAC's representative.

i) Ontario Health Coalition (C. Fernandes)

No update at this time.

j) Our Future Hamilton update (P. Petrie)

Suggestion from J. Mayo that they be made aware of Senior of the Year and the success of Seniors' month activities.

k) Senior of the Year Award (P. Petrie)

- L. Maychak advised that there were 600 participants at this year's event.
- Leadership Award was given to Carol Ann Fernandes.
- Senior of the Year was Betty Cobuyashi
- Youth Award Ben Weingarten

L. Maychak reported that this was a very successful event.

J. Mayo advised that there should be encouragement for the Arts Community to nominate volunteers for awards.

6. Other Business

6.1 Update from Councillor Jackson

Through an email correspondence, Councilor Jackson commended the Committee on their accomplishments this term of City Council and advised that it has been an honour working with members as well as City staff too.

7. Business / Discussion Items

7.1 E. Morton advised the committee of a caregiver workshop scheduled for September 19, 2018. They are looking for 40 participants from Hamilton to discuss topics such as becoming a caregiver,

7.2 Alzheimer's Society

There is an event on September 20, 2018 at the Royal Botanical Gardens from 6:00pm-8:30pm.

7.3 Future Presentations

the Committee has an open discussion for future presentations. Suggestions included the use of medical cannabis for pain management. Karen to send information for upcoming lecture in through the City of Hamilton.

7.4 The committee discussed and agreed to continuing SAC meetings during the Municipal Election period.

Adjournment

The meeting adjourned at 11:47am

Next Meeting

Friday, October 5, 2018



Hamilton

**Meeting Minutes
Seniors Advisory Committee
Friday, October 5, 2018
10:00am – 12:00pm
Rooms 192/193, City Hall, 71 Main Street West**

Present: Bob Thomson (Chair), Margaret Cheyne, Mary Sinclair, Carolann Fernandes, Dahlia Petgrave, Marjorie Wahlman, John Kennard, Jeanne Mayo, Ramanath Kamath, Penelope Petrie, Barry Spinner, Lou DeStephanis, Doug Stone.

Regrets: Councillor Johnson, Councillor Jackson, Emmy Weisz, John Winslow, Karen Thomson, George Hough, Paula Kilburn.

Also

Present: Jessica Bowen (Human Rights, Diversity & Inclusion)
Cathy Isowa (Healthy and Safe Communities)

Guests: Nicholas Sanderson, Salvation Army

1. Changes to the Agenda

Correction of Items:

- 5(H) McMaster Institute of Research and Aging discussion should be led by G.Hough
- Move item 5(L) Area Rating to Business/Discussion Arising

That the agenda of October 5, 2018 be approved as amended.

(M. Wahlman / P.Petrie)

CARRIED

2. Approval of Minutes

(M. Wahlman / D.Stone)

That the minutes of September 7, 2018 be approved as amended.

CARRIED

3. Presentations

No presentations at this time

4. Business / Discussion Items

4.1 Budget

The committee discussed their 2019 budget submission. They agreed to request a budget increase to reflect an annual contribution to support activities relating to the Senior of the Year Award, International Day of Older Persons and relevant older adult conferences.

The committee will request \$1500 for monthly meeting expenses and an addition \$1000.00 to support Seniors' related events and activities in 2019.

(J.Mayo/M.Wahlman)

5. Working Groups/Committees

a) SAC – Housing Working Group (M. Sinclair)

M. Sinclair advised that the Guidebook has gone to the printers and is currently on the City's website.

The guidebook was also sent to all of the elections candidates for their response.

Support agencies will be provided with hard copies. The guidebook will also be put on display at the National Housing Day event on November 29, 2018.

The next phase of this project for the Housing Working Group is in relation to coordinated access to housing.

b) SAC – Getting Around Hamilton Working Group (J.Mayo)

J. Mayo advised that she had sent a request for a representative from the Advisory Committee for Persons with Disabilities be involved in the GAHWG project relating to public transit and access to health care facilities.

This request has been sent the ACPD.

c) SAC – Communications Working Group (B. Thomson)

No update at this time.

d) Age Friendly Plan – Governance Committee (J. Mayo)

J. Mayo advised that at each meeting a report is shared, the latest meeting included a report on health.

The committee is planning to start for the next iteration of the plan.

The McMaster Institute on Aging (MIRA) is seeking six people over the age of 55 to help them evaluate how McMaster is interacting with the 10 principles of the Age Friendly Plan.

The contact information and additional information was distributed to all committee members via email.

e) Older Adult Network (D. Stone)

No update at this time.

f) International Day of Older Persons Committee (D. Stone)

D. Stone reported that the event on October 1, 2018 was well received. There was very good display of organisations supporting the seniors centre. It is estimated that about 500 people were present throughout the day and there was strong

attendance for the speaker. The keynote speaker's highlights were really supportive of what is going on with Seniors across Canada.

The committee will meet later this month to do their review of this activity.

D. Stone expressed appreciation to SAC members for their support and attendance at the event.

g) Seniors at Risk Community Collaboration (SARRC) (K. Thomson)

C. Isowa advised that there is a meeting at the end of October to collaborate all the information that has been put together.

h) McMaster Institute of Research on Aging (G.Hough)
No update at this time.

i) Ontario Health Coalition (C. Fernandes)

C. Fernandes advised of a rally occurring at Queen's Park to protect health care on October 23, 2018. There is a bus that will be leaving from Hamilton and seats need to be booked in advance. C. Fernandes will provide J. Bowen with the details and contact information for distribution by email.

j) Our Future Hamilton update (P.Petrie)

P. Petrie advised that Our Future Hamilton is having their annual summit on Tuesday, November 13, 2018 from 8:30 am to 12:30 pm at LIUNA Station, 360 James Street North, Hamilton

J.Bowen to send information about the event to committee members.

- k) Senior of the Year Award (P. Petrie)**
No update at this time.

6. Business / Discussion Items

6.1 Area Rating

J. Mayo reported that this item has gone to Council and the committee is currently awaiting further action.

Adjournment

The meeting adjourned at 11:05am.

Next Meeting

Friday, November 2, 2018.



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Healthy and Safe Communities Committee
COMMITTEE DATE:	January 17, 2019
SUBJECT/REPORT NO:	Hamilton Housing Benefits (HSC19002) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Adam Sweedland (905) 546-2424 Ext. 1782
SUBMITTED BY:	Paul Johnson General Manager Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION

- (a) That the General Manager of the Healthy and Safe Communities Department be authorized and directed to deliver and administer five-year housing benefits beginning in January 2019, at a maximum aggregate cost of \$2,000,000 to be funded from the Tax Stabilization Reserve;
- (b) That, prior to closing the 2018 financial year end, \$2,000,000 from the Rent Geared to Income Subsidy program surplus be transferred to the Tax Stabilization Reserve;
- (c) That Staff report back to Healthy & Safe Communities at its June 6, 2019 meeting with a sustainable plan to increase the number of permanent housing benefits following a review of current rent-geared-to-income funding programs.

EXECUTIVE SUMMARY

There are currently 6,749 households waiting for subsidized (RGI) housing on the centralized wait list.¹ Hamilton has been providing a housing allowance program since 2016 which currently provides assistance to 315 households drawn from the wait list. Eligible households receive an allowance based on the income and composition of the household. The average monthly benefit per household is approximately \$274 with the annual approved operating budget for this program being \$1.034M.

¹ This includes 1,160 households that are already in receipt of assistance but have requested transfers to other units and 5,579 that are in need of assistance.

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SUBJECT: Hamilton Housing Benefits (HSC19002) (City Wide) - Page 2 of 4

One-time funding of \$2M can provide up to 120 households from the centralized wait list with monthly rental assistance for five years (\$400K per year). This assumes a monthly average benefit of \$274 per household. These additional benefits would be administered in the same manner as the current Hamilton Housing Allowance Program.

These additional benefits would be funded initially through the Tax Stabilization Reserve and reimbursed from a forecasted year end favourable variance of approximately \$2M in the Housing Services Division operating budget resulting directly from the recovery of unused RGI subsidy from housing providers.

Unused RGI subsidy occurs due to a confluence of factors but is primarily the result of households with incomes that have graduated beyond the thresholds for RGI subsidy and, as such, no longer qualify. Legislation permits these households to remain in the units as tenants but pay the full rent. Full rents in social housing buildings are set by legislation and generally fall around 80% of average market rent. As such, paying the full rent still meets the affordability needs for these households.

Housing Services is currently reviewing options to create permanent and sustainable housing assistance for the purposes of maximizing the assistance available to households from the centralized wait list. This includes reviewing the way that RGI subsidies are established as part of the housing provider subsidy process and potentially realigning these subsidies to expand our current permanent housing allowance program.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The recovery of funding from housing providers from 2017/2018 related to the RGI portion of their legislated annual subsidy entitlements is forecasted to be \$2,173,985 at December 31, 2018. This will result in a year-end favourable variance for the Social Housing operating budget.

Staffing: There are no staffing implications with Report HSC19002.

Legal: There are no legal implications with Report HSC19002.

HISTORICAL BACKGROUND

Housing providers with projects subject to the *Housing Services Act, 2011* (Act) are given annual subsidies that include calculations for mortgage costs, property taxes, operating expenses (e.g. utilities, administration, insurance) and rent-geared-to-income (RGI) subsidies. These annual subsidies form part of the Social Housing annual operating budget submission.

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SUBJECT: Hamilton Housing Benefits (HSC19002) (City Wide) - Page 3 of 4

Following a housing provider's fiscal year end, Housing Services completes a reconciliation process based on audited financial statements. This includes settling any difference between the RGI portion of the subsidy paid to the provider and the actual RGI used from the previous twelve months. Since 2015, Housing Services has been recovering an increasing amount of unused RGI subsidy, as set out in Table 1.

Table 1 – RGI Subsidy Recovery

Year	RGI Settlement (Recovery)
2015	(784,000)
2016	(878,000)
2017	(1,670,000)
2018	(2,174,000)

Prior to 2017, recoveries were subsumed within the overall budget, reducing or offsetting past budget pressures. In 2018, the surplus from 2017 was placed in the Social Housing Stabilization Reserve and used to offset development charges related to new affordable housing development.

However, this funding is specifically intended by legislation to provide direct housing affordability in the form of RGI subsidies.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The *Housing Services Act, 2011* (Act) establishes the funding formula for social housing, including the number of units required to be funded with RGI subsidy. The Act also establishes the process for reconciling the subsidy following the fiscal year end of a housing provider.

RELEVANT CONSULTATION

Finance and Administration Division staff were consulted on Report HSC19002 with their feedback incorporated.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The Act requires the City to provide rent-geared-to-income (RGI) subsidy for 8,403 units of housing through 27 housing providers operating projects that are subject to this funding model. These form part of the City's legislated service level standards. This is included as part of the City's annual operating budget submission.

Housing providers, in turn, manage targeting plans (e.g. RGI units vs. full rent units) on which the RGI portion is based as part of the overall subsidy entitlement. Currently, housing providers are falling short of meeting RGI targets by approximately 1,100 units.

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SUBJECT: Hamilton Housing Benefits (HSC19002) (City Wide) - Page 4 of 4

This is the result of many factors including natural occurring vacancies (unit turnover), unplanned prolonged vacancies (e.g. capital repairs needed) and, most significantly, by household incomes that have increased (requiring less RGI) or graduated beyond the RGI eligibility threshold.

Graduated households no longer qualify for the RGI portion of rent based on income levels but are not required to move from social housing units if the household pays the full rent. Full rents in social housing are approximately 80% of the average market rents set out by the Canada Mortgage and Housing Corporation each year and much lower than true market rent. In terms of affordability, paying full rent in social housing continues to meet the need for many low-to-moderate income renter households.

In 2018, the year-end reconciliations from 2017-2018 will result in approximately \$2.174M in unused RGI subsidy that should be reinvested to support its intended purpose.

In consideration of the fact that housing providers are challenged to meet their RGI targets each year, staff are currently reviewing options to realign targeting plans going forward with the intention to reallocate some RGI subsidy funding to support permanent and sustainable housing benefits for households on the centralized wait list. Portable housing benefits promote mixed income communities and private market participation in the affordable housing solution. These benefits also expand access to a wider range of housing options that meet specific household needs such as accessibility or larger families.

ALTERNATIVES FOR CONSIDERATION

None

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

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APPENDICES AND SCHEDULES ATTACHED

None

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CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Healthy & Safe Communities Committee
COMMITTEE DATE:	January 17, 2018
SUBJECT/REPORT NO:	Response to the Advisory Committee for Persons with Disabilities (ACPD) Inquiries on Housing Issues (HSC19001) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Greg Witt (905) 546-2424 Ext. 4818 Kirstin Maxwell (905) 546-2424 Ext. 3846
SUBMITTED BY:	Paul Johnson General Manager Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION

- (a) That the General Manager of the Healthy and Safe Communities Department or designate be delegated the authority to expand the eligibility of the Emergency Home Repair Program to include accessibility modifications for low income homeowners as required in accordance with current community needs, current repair costs, and the funds available for the program; as outlined in the Program Guidelines attached as Appendix "A" to Report HSC19001;
- (b) That the City enter into Grant Agreements with the recipients of Emergency Home Repair Program in order to provide grant funds pursuant to the Program to a maximum amount of \$10,000.00 and that the General Manager of Healthy and Safe Communities be authorized and directed to execute said Agreements in content that is consistent with the Program and satisfactory to the General Manager and in a form satisfactory to the City Solicitor;
- (c) That the item respecting Advisory Committee for Persons with Disabilities (ACPD) Housing Issues, be identified as complete and removed from the Healthy and Safe Communities Committee's Outstanding Business List.

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**SUBJECT: Response to the Advisory Committee for Persons with Disabilities
(ACPD) Inquiries on Housing Issues (HSC19001) (City Wide) - Page 2
of 8**

EXECUTIVE SUMMARY

After reviewing the comments of the delegation from January 28, 2018 and consulting directly with the ACPD on September 11, 2018, staff resolved to make progress on concerns addressed by the committee related to limited accessible housing options upon discharge from a hospital facility. To address these concerns, Housing Services Division staff are recommending that the eligibility criteria for the existing Emergency Home Repair Program (ERP) is expanded to include low income homeowners who require financial support for accessibility modifications.

This Report acknowledges there are systemic challenges for people with disabilities in finding and maintain housing and that the appropriate solution to many of these challenges are better addressed through strategic planning and policy making. The 10-year Housing and Homelessness Action Plan is at its 5-year mark and is undergoing a review. Broader housing challenges for persons with disabilities will be a component of this review.

Staff will continue to engage the ACPD on accessibility issues as part of the Housing and Homelessness Plan review.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial:

The expanded Hamilton Emergency Home Repair Program will provide up \$10,000 per approved family, to be funded from the Hamilton Emergency Home Repair Reserve (#102045) which has a current balance of \$127,611. Once these funds are exhausted, the expanded program will cease.

Staffing:

There are no staffing implications associated with Report HS18049

Legal:

If awarded funding for accessibility modifications through the Emergency Repair Program, the grant recipients would enter into a Grant Agreement with the City of Hamilton, in a form satisfactory to the City Solicitor.

HISTORICAL BACKGROUND

On June 11, 2014, Council approved the following through Report CS11017(d):

SUBJECT: Response to the Advisory Committee for Persons with Disabilities (ACPD) Inquiries on Housing Issues (HSC19001) (City Wide) - Page 3 of 8

- (c) That the balance of \$241,230 in the Hamilton Emergency Home Repair Reserve (#102045) be utilized for an emergency home repair program for homeowners receiving social assistance (Ontario Works and Ontario Disability Support Program) to undertake emergency minor repairs of up to \$5,000 that could otherwise create a risk of homelessness.

On January 22, 2018, members of the ACPD appeared as a delegation to Emergency & Community Services (E&CS) Committee regarding Report CES14052(d), Co-ordinated Access System for Social Housing. Staff were directed to report back to the E&CS Committee on the following points raised by the delegation:

- (a) That ACPD be allowed to review the staff report and provide comment to the E&CS Committee prior to any action being taken by Committee or Council;
- (b) That the matter of persons who experience injury and hospitalization and have few or no accessible housing options upon discharge from a hospital or rehabilitation facility, should be addressed;
- (c) That solutions for persons with disabilities coming to study in post-secondary schools in Hamilton, who have limited to no accessible housing options, are needed; and,
- (d) That the City investigate the possibility of expanding accessible housing options for persons with disabilities in a way that makes economic growth and development the same for all persons regardless of ability.

On September 11, 2018, Housing Services Division staff met with the ACPD. Staff reviewed the contents of Report CES14052(d) and provided responses to the questions put forward in the delegation given by members of the ACPD. Staff also answered several questions about the housing market, progress on the Access to Housing Waitlist file and the 5-year update to Hamilton's 10-year Housing and Homelessness Action Plan.

Staff communicated to the ACPD that most of their concerns are systemic which would be better addressed through long term strategic planning and policy making; and therefore, staff committed to including the ACPD in future consultations in the development of the 5-year update to the Action Plan. In addition, staff committed to see if anything could be done within the existing budget and within existing programming to better address the more acute and current housing challenges facing people with disabilities in Hamilton.

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SUBJECT: Response to the Advisory Committee for Persons with Disabilities (ACPD) Inquiries on Housing Issues (HSC19001) (City Wide) - Page 4 of 8

Staff conducted a review of internal programming and identified the Emergency Home Repair Program (ERP) as an opportunity to address some of the challenges put forward by the ACPD. Staff has reviewed the capacity of the existing program and expanding the eligibility to include accessibility modifications for low income homeowners is aligned with the original purpose of the ERP.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Housing and Homelessness Action Plan Strategies 4.1 and 4.8 are as follows:

4.1: Explore the potential for new funding programs and expand and promote more broadly existing programs for rehabilitating the housing stock...”

4.8: Expand assistance programs to facilitate modifications for persons with disabilities in private market housing (e.g. Ontario Renovates).

RELEVANT CONSULTATION

ADPD representatives were appreciative of staff comments and suggested actions, and several of their suggested changes that were recommended for the social housing waitlist, as it relates to accessibility have been implemented by staff.

Staff also consulted with the Legal Services Division who provided advice on the revision of the Program Guidelines.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The ACPD exists to identify and raise awareness about the barriers that impact the lives of persons with disabilities, and to make recommendations to Council on how to prevent and eliminate such barriers.

The Housing Services Division continues to work with the ACPD Working Group to develop the Guide for Finding Housing in Hamilton for People with Disabilities and continues to work with individual members of the ACPD on addressing housing issues for people with disabilities.

The following matters regarding the Social Housing Waitlist were discussed at the meetings and in conversation with ACPD members:

- Members wanted to ensure that as the new model for the Social Housing Waitlist evolves that they are consulted on a regular basis and have opportunity to provide

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SUBJECT: Response to the Advisory Committee for Persons with Disabilities (ACPD) Inquiries on Housing Issues (HSC19001) (City Wide) - Page 5 of 8

input to ensure that options for housing with accessibility are clearly understood by the applicant.

- Members raised three key questions regarding the Special Needs Form: the classification of accessible and barrier-free units, the accessibility of the form itself and related documents (e.g. font size), and the range of health care professionals approved to complete the form.
- Staff provided and discussed the Modified Unit Classifications Guide. This guide provides a detailed description of the specific classifications of modified/accessible units available within the social housing portfolio.
- Staff advised that upon request the Special Needs Form and any associated documents could be printed in 18pt font and that Access to Housing staff could assist in the completion of forms for individuals identifying a need for additional support. Staff further advised that although the Special Needs Form states it must be completed by a physician, when an applicant identifies this requirement as a barrier to completing the form, discretion can be used on a case-by-case basis to allow another professional (e.g. occupational therapist) to complete the form.

ACPD members expressed appreciation of this information and staff committed to consult with them on an ongoing basis on accessibility issues as it relates to the Social Housing Waitlist.

The committee also expressed a concern about the shortage of housing accessible for persons with disabilities and the need for accessibility modifications in both private market and social existing housing, and for barrier free units in newly developed housing. Many of the concerns raised, such as accessibility requirements for private market housing, are under provincial jurisdiction and outside of the City's authority to address. Staff committed to consult with the committee as part of the Housing and Homelessness Action Plan Five-Year Review.

Some persons who experience injury and hospitalization, when discharged from a hospital or rehabilitation facility, face challenges finding housing that physically meets their new accessibility needs which may require modifications made to their home. This is an issue, not only for the impacted patients themselves, but because such patients occupy 'alternative level of care' (ALC) beds for those who no longer require the intensity of resources or services provided by the hospital but are waiting to transition to appropriate housing.

Staff consulted extensively with many experts in the health care sector, all of whom said that the most significant challenge to rehousing someone following a hospital stay is the

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limited number of respite and long-term care beds and the lack of support personnel to provide in home health supports. The range of health care experts informed staff that the numbers of patients who are low income homeowners in need of financial support to make needed accessibility modifications to their homes is small; both a small relative number of patients requiring accessibility modifications, and a smaller number with a low income.

Staff are therefore recommending that the existing Emergency Repair Program (ERP) be expanded to include accessibility modifications for low income homeowners to address the need for financial support for accessibility modifications. This program is being funded through an older reserve fund and there is currently \$127,611 available. Recommended expansion to the ERP includes:

- Expanding the eligibility from being only homeowners on Ontario Works or Ontario Disability Support Program to include all low-income homeowners (income below the Low Income Cut-Off (LICO)). This primarily has the effect of including seniors.
- Changing the \$5,000 maximum loan to a maximum of \$10,000.

The ERP would be administered in accordance with the ERP Guidelines.

The items relating to solutions for persons with disabilities coming to study in post-secondary schools in Hamilton, who have limited to no accessible housing options, and the City investigating the possibility of expanding accessible housing options for persons with disabilities in a way that makes economic growth and development the same for all persons regardless of ability are not within the City's authority to address in a meaningful way.

Though the accessible housing options could partially be addressed by the post-secondary institutions themselves by building student residences that meet the needs of students with disabilities, most of the housing referred to in the previous paragraph is within the private sector.

All newly built multi-residential buildings must comply with the Ontario Building Code which currently requires that 15% of all units and the common spaces of the buildings meet Building Code accessibility requirements. The City does not have the authority to require that private sector housing be accessible. That is a provincial responsibility addressed through the *Ontario Human Rights Code* (duty to accommodate renters with a disability), *Accessibility for Ontarians with Disabilities Act*, and Ontario Building Code.

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SUBJECT: Response to the Advisory Committee for Persons with Disabilities (ACPD) Inquiries on Housing Issues (HSC19001) (City Wide) - Page 7 of 8

The Hamilton Seniors' Advisory Committee created the "Housing Options for Older Adults in Hamilton" guide and the ACPD created a "Guide to Finding Housing in Hamilton for People with Disabilities" (Report HSC18046). Both of these documents are helpful resources for those with a disability with specific housing needs.

When the City has some degree of authority in the development of new housing, such as through the administration of affordable housing development programs, a greater level of accessibility than that required by the Building Code is required and an even greater level of accessibility is encouraged through request for proposals scoring criteria. The Building Code currently requires 15% of all new units in multi-residential buildings to be accessible to a specific standard. For new development within the City's authority, the Housing Services Division typically requires 50% of those units be accessible to the higher standard of the City Barrier Free Design Guidelines. New federal affordable housing development programs require at least 20% of all units to be accessible to a standard higher than the Ontario Building Code.

A significant challenge to providing accessible housing in a general way is that accessibility needs are very individual. The physical environment that meets the needs of one person with a disability can be very different from that which will meet the needs of another. Public areas of multi-residential buildings must now under the Building Code be fully accessible to mobility devices. Accessibility within individual homes, including apartments, is more difficult. With the exception of mobility device accessibility, which can be challenging to retrofit in existing housing due to space needs and is therefore most easily addressed in new development, home modifications to meet the accessibility needs of a specific individual are the gold standard.

The comments above are broad in scope and cannot be addressed by any one action or response. Rather, they are complex issues that require multi-faceted and on-going actions to tackle effectively. To that end there will continue to be involvement with ACPD members as part of the review of the Housing and Homelessness Action Plan. Further to this, they will continue to have a representative from the ACPD on the Housing and Homelessness Action Planning Group.

ALTERNATIVES FOR CONSIDERATION

None

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

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**SUBJECT: Response to the Advisory Committee for Persons with Disabilities
(ACPD) Inquiries on Housing Issues (HSC19001) (City Wide) - Page 8
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Healthy and Safe Communities

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Built Environment and Infrastructure

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APPENDICES AND SCHEDULES ATTACHED

Appendix A to Report HSC18049: Emergency Home Repair Program Guidelines

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EMERGENCY HOME REPAIR PROGRAM**Program Guidelines****1. Background**

On June 11, 2014, Council approved that “the Hamilton Emergency Home Repair Reserve (#102045) be utilized for an emergency home repair program for homeowners receiving social assistance (Ontario Works and Ontario Disability Support Program) to undertake emergency minor repairs of up to \$5,000 that could otherwise create a risk of homelessness” through Report CS11017(d).

The Emergency Home Repair Program (ERP) was subsequently expanded by approval of Report HSC19001 to include:

- low income homeowners (income below the Low Income Cut-Off (LICO));
- accessibility modifications; and,
- and increase the maximum grant amount to \$10,000.

2. Program Description

The Emergency Home Repair Program (ERP) provides a grant of up to \$10,000 to fund emergency home repairs and emergency accessibility modifications to low income homeowners.

Repairs must be of an urgent, serious nature requiring immediate (emergency) attention, such that not making the repair in a proper and timely manner may adversely impact the health and safety of the household or render the home uninhabitable, and the household is at risk of homelessness. Repairs may include accessibility modifications.

The goals of the ERP are to:

- a) assist low income homeowners living in substandard housing, make essential repairs to meet minimum health and safety standards;
- b) assist low income homeowners who are unable to live in their homes following an illness or injury make accessibility modifications that will enable them to continue to live in their homes;
- c) prevent homelessness and enable people to remain in their homes; and,
- d) preserve older housing stock in Hamilton.

Repairs or homeowners that are ineligible for the ERP may qualify for the Ontario Renovates Program with its broader range of eligible activities and higher loan threshold.

Appendix A to Report HSC19001
Page 2 of 7

The City's role and contribution towards emergency repairs are as a sponsor of the grant, and not a contracting party as between the owner and contractor(s) for construction services. The City has no interest or benefit in the subject lands, does not direct any construction services, nor is responsible for the scope, quality, or ultimate payment for the construction services. For clarity, the City will not be an 'owner' within the definition of the *Construction Act*.

3. Program Terms

3.1 Fund Availability

There are limited funds available for the ERP and approval is at the absolute and unfettered discretion of the City and subject to the availability of funds.

3.2 Eligible Repairs

Repairs to the home may range in nature, but must be urgent and serious, requiring immediate (emergency) attention, such that not making the repair in a proper and timely manner may adversely impact the health and safety of the household or may render the home uninhabitable. Common repairs include roof repairs or replacement or furnace repairs or replacement, but do not include independent air conditioning systems. Repairs may include accessibility modifications. Repairs may only be made on items that already exist in the home.

The following will be considered in determining an 'emergency:'

- Would the recipient be forced to vacate or be unable to return to their premises if these repairs are not completed?
- Is the need for the repairs posing a risk to the health or well-being of recipients or their family?
- If the repairs are not completed immediately, do they lead to a risk to recipients or the family in the next 90 days?
- Will extensive damage result if the repairs are not undertaken within the next 90 days?

If the answer is yes to any of the above, the repairs should be considered urgent or an emergency.

Eligible repairs may include the following:

- heating systems that are no longer working or that have been deemed too dangerous to operate by a licensed gas-fitter or other similarly authorized professional (a furnace replacement will only be approved if the City is satisfied that the existing furnace is unsafe or cannot be repaired);
- patching or replacing a roof (replacing only when demonstrated to be necessary);

Appendix A to Report HSC19001
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- electrical systems;
- plumbing systems;
- owned water heaters;
- damage which compromises the health, safety, or security of the home/inhabitants;
- foundations repair;
- chimneys;
- fire and other safety such as smoke detectors or carbon monoxide detectors; and,
- accessibility modifications such as but not limited to stair lifts, grab bars, bathrooms, door handles that are required immediately.

Other costs that may be approved:

- labour
- applicable taxes
- building permits
- Electrical Safety Authority Inspection
- related professional fees
- any other costs that the City deems reasonable in advance

Ineligible repairs (not limited to):

- renovations to increase energy efficiency;
- renovations for aesthetic purposes;
- additions or creation of secondary units;
- preventative maintenance;
- a new home foundation;
- a new furnace except where the City is satisfied that the existing furnace is unsafe or cannot be repaired;
- home additions or upgrades;
- insulation unless the City is satisfied that the existing insulation on the premises will not meet the minimum standards set out in the Building Code;
- any repairs or modifications carried out prior to City approval;
- repairs to a newly purchased home;
- costs over the maximum noted in Section 3.5; and,
- repairs not carried out by a contractor licensed with the City of Hamilton.

Applicants seeking to undertake ineligible repairs may be referred to the Ontario Renovates Program to determine eligibility under that program's criteria. The ERP may be stacked with any other government program including the Ontario Renovates Program and any of its successor programs.

3.3 Eligible Homeowners

Appendix A to Report HSC19001
Page 4 of 7

The ERP is available to homeowners on Ontario Works (OW) or Ontario Disability Support Program (ODSP) and homeowners below the most recent Low Income Cut-Off figures (LICO) as below:

1-person household	2 or more-person household
\$25,338	\$31,544

3.4 Eligible Homes

The ERP is available for single detached homes with a maximum MPAC assessed value of \$330,000, townhouses with a maximum MPAC assessed value of \$275,000, and owned apartments with a maximum MPAC assessed value of \$225,000. Mobile homes, co-op, life lease or any other units which are not exclusively owned by a single household (not a corporation) are not eligible for the ERP. The interior of condominium units which is under the exclusive ownership of the homeowner and are not a common element of the condominium corporation may be eligible for the ERP as determined by the Manager, Investment in Affordable Housing.

3.5 Maximum Grant Amounts

Grants may be provided to a total maximum of \$10,000, as determined by the Manager, Investment in Affordable Housing.

3.6 Repayment Terms

Repayment of the grant is not required unless there is a violation of the program terms and conditions.

3.7 Other Program Terms

- The household must enter into a grant agreement with the City of Hamilton for the provision of the grant that is consistent with the Program Guidelines.
- Approved project invoices will be paid directly to the contractor.
- Invoices must be charged to the name of the household.
- The household is required to provide a direction to pay the contractor. The City will not enter into a contractual relationship with the Contractor.
- Applications must be expedited by both the applicant household and City so decisions can be made quickly to meet emergency needs.
- The ERP may only be used to pay for the repairs that are listed on the detailed quotation and at the dwelling address identified on the application. Work must be completed by the contractor(s) for the quote submitted and approved. Should a change in contractor(s) be deemed advisable, another contractor quote must be submitted to the City of Hamilton for approval.

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- If the cost of the repair is more than the amount approved by the City, the homeowner will be responsible for the additional cost. The homeowner may seek additional sources of funding to offset costs and must show proof that the cost is affordable to them.
- Emergency home repairs may only be accessed once in five (5) years per client subject to extenuating circumstances as determined by the Manager, Investment in Affordable Housing.
- If determined eligible, the lowest quotation will be approved unless the homeowner provides an acceptable reason why the higher quotation is necessary.
- The homeowner is responsible for ensuring that the repairs are satisfactorily completed in accordance with the quotation. The City of Hamilton accepts no responsibility for ensuring compliance of the work with any applicable building code or other regulatory requirement and is not responsible for the installation/adequacy of materials, methods employed, work quality, manufacturer's recommendations or damages that may occur or deemed to be deficient or defective by the Owner.
- The homeowner agrees that concerns with the installation of the materials, unacceptability of products, service or implied warranty issues are to be resolved between the contractor(s), sub trade(s) and the Owner.
- The homeowner agrees that recovery of associated costs for any remediation negotiated through settlement is negotiated with the contractor and is not the responsibility of the City of Hamilton.
- The homeowner agrees that the City of Hamilton will not negotiate, interfere or involve itself with any discussions between the Owner and the contractor(s) or sub trade(s) before, during or following completion of the repair, other than for confirmation of completion purposes.
- The Emergency Home Repair Program grant may be cancelled if the repairs are not started immediately and completed by the agreed upon date.
- The Owner must submit a Work Satisfaction Sign-off as well as detailed invoice from the assigned contractor to the City of Hamilton within three (3) business days of work being completed. The grant will not be released until all work is fully completed and this documentation is received.
- City of Hamilton will not pay for any costs covered or to be covered by funding from other sources, in any form (i.e. grants, consumer rebates, etc.) If there is funding from other sources, the City of Hamilton will pay the balance of the costs, up to \$10,000. If funding from other sources plus the ERP grant exceeds the Total Cost of Repairs, then any such excess will be repayable to the City of Hamilton to offset the City funding. You must disclose any additional funding from other sources, in any form, received or expected to be received (including any funding applied for) for the repairs covered under the ERP.
- All work must be performed by a licensed and insured contractor. The contractor must be licensed as a Building Repair Contractor and have a current valid trade license (in accordance with the City of Hamilton Trade License By-Law 07-170, Schedule 29).

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- The applicant must be able to demonstrate that they have exhausted any insurance(s) as a remedy for the emergency prior to applying to this program.
- The applicant must confirm that they have exhausted all other funding sources available for home repairs or accessibility modifications and is at risk of being homeless if repair cannot be completed.
- The property must be registered in the applicant(s) names only and the mortgage, property tax, insurance and utility payments must be up-to-date.
- If the home is owned by more than one person all owners must be applicants and the criteria for obtaining the grant must apply to all owners.
- Applicants and their family must be the sole occupants for a minimum of five years from the date of completion of the emergency repairs. If the applicant leases out the home or part thereof, vacates the property, or sells the property during the five-year term, the Grant is repayable.
- An applicant is not permitted to own or partially own a second property anywhere including, but not limited to: a second home, vacation property or investment property for at least five years from the completion of the emergency repairs.
- If the aggregate cost of the repairs or modifications is more than the amount approved by City the homeowner will be responsible for the additional cost. The homeowner must show proof that this cost is affordable to them.
- The ERP may be stacked with any other government program including the Ontario Renovates Program and any of its successor programs.
- Applicants must be individuals and cannot be corporations, partnerships or other legal entities which are not individuals.

3.8 Program Processes

- The applicant completes the application and submits two (2) comparable and detailed quotes (including photos, detail of damage, material, labour, taxes, time, service date, warranty) from City licenced contractors to the Housing Loans Officer.
- The application form must be signed, including a declaration that all information is accurate, and accompanied by proof of income (the most recent Notice of Assessment).
- The City may carry out necessary enquiries for the purpose of confirming the information provided.
- The homeowner is responsible for giving “Notice to Contractor” when getting quotes to ensure the Contractor is aware of the grant.
- The homeowner is responsible for signing the application and declaration.
- The homeowner is responsible for ensuring repairs are satisfactorily completed in accordance with the quote. Any concerns are to be resolved between contractor and owner. The City does not intervene in disputes as to the work done by the contractor.

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- Once the repair or modification is complete, and within three business days, the household will send the completed work order/invoice as well as a signed letter of work satisfaction to the City.
- Once the invoice and signed letter of work satisfaction are received by the City, a payment is issued to the contractor.

4. Documentation Required for Records

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

4.1 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.

4.2 Grant information:

- Grant agreement
- Contractor quotes

4.3 Payment documents and default actions:

- Records of all payments and defaults;
- Notice of Direction authorizing the City of Hamilton to may payment to contractor(s) on behalf of household;
- Independent Legal Advice and Waiver document; and,
- Letter of work satisfaction signed by the homeowner.



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Healthy and Safe Communities Committee
COMMITTEE DATE:	January 17, 2019
SUBJECT/REPORT NO:	Hamilton Housing Benefits (HSC19002) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Adam Sweedland (905) 546-2424 Ext. 1782
SUBMITTED BY:	Paul Johnson General Manager Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION

- (a) That the General Manager of the Healthy and Safe Communities Department be authorized and directed to deliver and administer five-year housing benefits beginning in January 2019, at a maximum aggregate cost of \$2,000,000 to be funded from the Tax Stabilization Reserve;
- (b) That, prior to closing the 2018 financial year end, \$2,000,000 from the Rent Geared to Income Subsidy program surplus be transferred to the Tax Stabilization Reserve;
- (c) That Staff report back to Healthy & Safe Communities at its June 6, 2019 meeting with a sustainable plan to increase the number of permanent housing benefits following a review of current rent-geared-to-income funding programs.

EXECUTIVE SUMMARY

There are currently 6,749 households waiting for subsidized (RGI) housing on the centralized wait list.¹ Hamilton has been providing a housing allowance program since 2016 which currently provides assistance to 315 households drawn from the wait list. Eligible households receive an allowance based on the income and composition of the household. The average monthly benefit per household is approximately \$274 with the annual approved operating budget for this program being \$1.034M.

¹ This includes 1,160 households that are already in receipt of assistance but have requested transfers to other units and 5,579 that are in need of assistance.

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

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SUBJECT: Hamilton Housing Benefits (HSC19002) (City Wide) - Page 2 of 4

One-time funding of \$2M can provide up to 120 households from the centralized wait list with monthly rental assistance for five years (\$400K per year). This assumes a monthly average benefit of \$274 per household. These additional benefits would be administered in the same manner as the current Hamilton Housing Allowance Program.

These additional benefits would be funded initially through the Tax Stabilization Reserve and reimbursed from a forecasted year end favourable variance of approximately \$2M in the Housing Services Division operating budget resulting directly from the recovery of unused RGI subsidy from housing providers.

Unused RGI subsidy occurs due to a confluence of factors but is primarily the result of households with incomes that have graduated beyond the thresholds for RGI subsidy and, as such, no longer qualify. Legislation permits these households to remain in the units as tenants but pay the full rent. Full rents in social housing buildings are set by legislation and generally fall around 80% of average market rent. As such, paying the full rent still meets the affordability needs for these households.

Housing Services is currently reviewing options to create permanent and sustainable housing assistance for the purposes of maximizing the assistance available to households from the centralized wait list. This includes reviewing the way that RGI subsidies are established as part of the housing provider subsidy process and potentially realigning these subsidies to expand our current permanent housing allowance program.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The recovery of funding from housing providers from 2017/2018 related to the RGI portion of their legislated annual subsidy entitlements is forecasted to be \$2,173,985 at December 31, 2018. This will result in a year-end favourable variance for the Social Housing operating budget.

Staffing: There are no staffing implications with Report HSC19002.

Legal: There are no legal implications with Report HSC19002.

HISTORICAL BACKGROUND

Housing providers with projects subject to the *Housing Services Act, 2011* (Act) are given annual subsidies that include calculations for mortgage costs, property taxes, operating expenses (e.g. utilities, administration, insurance) and rent-geared-to-income (RGI) subsidies. These annual subsidies form part of the Social Housing annual operating budget submission.

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SUBJECT: Hamilton Housing Benefits (HSC19002) (City Wide) - Page 3 of 4

Following a housing provider's fiscal year end, Housing Services completes a reconciliation process based on audited financial statements. This includes settling any difference between the RGI portion of the subsidy paid to the provider and the actual RGI used from the previous twelve months. Since 2015, Housing Services has been recovering an increasing amount of unused RGI subsidy, as set out in Table 1.

Table 1 – RGI Subsidy Recovery

Year	RGI Settlement (Recovery)
2015	(784,000)
2016	(878,000)
2017	(1,670,000)
2018	(2,174,000)

Prior to 2017, recoveries were subsumed within the overall budget, reducing or offsetting past budget pressures. In 2018, the surplus from 2017 was placed in the Social Housing Stabilization Reserve and used to offset development charges related to new affordable housing development.

However, this funding is specifically intended by legislation to provide direct housing affordability in the form of RGI subsidies.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The *Housing Services Act, 2011* (Act) establishes the funding formula for social housing, including the number of units required to be funded with RGI subsidy. The Act also establishes the process for reconciling the subsidy following the fiscal year end of a housing provider.

RELEVANT CONSULTATION

Finance and Administration Division staff were consulted on Report HSC19002 with their feedback incorporated.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The Act requires the City to provide rent-geared-to-income (RGI) subsidy for 8,403 units of housing through 27 housing providers operating projects that are subject to this funding model. These form part of the City's legislated service level standards. This is included as part of the City's annual operating budget submission.

Housing providers, in turn, manage targeting plans (e.g. RGI units vs. full rent units) on which the RGI portion is based as part of the overall subsidy entitlement. Currently, housing providers are falling short of meeting RGI targets by approximately 1,100 units.

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SUBJECT: Hamilton Housing Benefits (HSC19002) (City Wide) - Page 4 of 4

This is the result of many factors including natural occurring vacancies (unit turnover), unplanned prolonged vacancies (e.g. capital repairs needed) and, most significantly, by household incomes that have increased (requiring less RGI) or graduated beyond the RGI eligibility threshold.

Graduated households no longer qualify for the RGI portion of rent based on income levels but are not required to move from social housing units if the household pays the full rent. Full rents in social housing are approximately 80% of the average market rents set out by the Canada Mortgage and Housing Corporation each year and much lower than true market rent. In terms of affordability, paying full rent in social housing continues to meet the need for many low-to-moderate income renter households.

In 2018, the year-end reconciliations from 2017-2018 will result in approximately \$2.174M in unused RGI subsidy that should be reinvested to support its intended purpose.

In consideration of the fact that housing providers are challenged to meet their RGI targets each year, staff are currently reviewing options to realign targeting plans going forward with the intention to reallocate some RGI subsidy funding to support permanent and sustainable housing benefits for households on the centralized wait list. Portable housing benefits promote mixed income communities and private market participation in the affordable housing solution. These benefits also expand access to a wider range of housing options that meet specific household needs such as accessibility or larger families.

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

None

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CITY OF HAMILTON

MOTION

Healthy and Safe Communities Committee: January 17, 2019

MOVED BY COUNCILLOR T. WHITEHEAD.....

SECONDED BY COUNCILLOR.....

Landlord and Tenant Board Decisions

That staff be directed to investigate the staffing and timeliness of Decisions by the Landlord and Tenant Board, with a report back to the Healthy and Safe Communities Committee.

CITY OF HAMILTON

MOTION

Healthy and Safe Communities Committee: January 17, 2019

MOVED BY COUNCILLOR T. WHITEHEAD.....

SECONDED BY COUNCILLOR.....

Renaming of the Healthy and Safe Communities Committee

That the Healthy and Safe Communities Committee be renamed the Emergency and Community Services Committee, to better reflect the work of the committee, and differentiate it from the Board of Health.