



City of Hamilton

EMERGENCY & COMMUNITY SERVICES COMMITTEE ADDENDUM

Meeting #: 20-010
Date: November 19, 2020
Time: 1:30 p.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Tamara Bates, Legislative Coordinator (905) 546-2424 ext. 4102

8. PUBLIC HEARINGS / DELEGATIONS

- *8.1. Angela Pugliese, respecting the Crisis with Supportive Housing for those with Disabilities (approved November 5, 2020)
- *8.2. Robert Scott Innes, regarding an update committee on progress on affordable low-cost housing program
- *8.3. Francis Lao, McMaster Medical School Day of Action Committee, respecting homelessness in Hamilton (approved November 5, 2020)

Request to Speak to Committee of Council

Submitted on Friday, October 16, 2020 - 10:45 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Angela Pugliese

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I wish to speak to the Emergency Committee in regards to the Crisis with Supportive Housing for those with Disabilities

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Request to Speak to Committee of Council

Submitted on Monday, November 2, 2020 - 1:28 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Robert Scott Innes

Name of Organization: na

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: Update committee on progress on affordable low-cost housing program and suggest a method of creating suitable lots.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No



Proposal

To assist with accommodations for vulnerable populations in Hamilton through a collaborative effort between Spotted Properties Inc. (SPI) and partners, community groups and the City of Hamilton.

SPI represents the interest of over 200 Landlords with responsibility of managing over 800 tenancies across Hamilton. Opportunity for collaboration to tackle housing issues in the city is possible and can be arranged in a mutually beneficial manner.

The purpose of this proposal is to address housing problems of vulnerable populations facing significant challenges in life. We, at Spotted Properties believe that Landlords and housing groups are less inclined to take in vulnerable populations due to a lack of properly integrated facilities, infrastructure and support. It is our company's belief that these problems can be addressed through collaboration between the City Of Hamilton, private corporations and community group support.

SPI would like to suggest 3 possible avenues to begin exploring a working relationship between all parties.

1. **Existing structure proposal - Lodging - Vulnerable Population accommodation testing**

This first proposal is meant to create a space for a vulnerable population in Hamilton that struggles to find accommodations due to a lack of Landlords or housing groups willing to take them in. The goal here is to take an existing property with suitable facilities already in place, and accommodate these individuals through an existing program (ie: Good Shepherd) in a controlled and structured manner.

In order to evaluate the feasibility of placing and managing such properties with vulnerable populations, we recommend utilizing an existing facility currently under management and designating it for a population of the city's choosing.

The facility: We recommend the use of 69 Sanders Blvd, in Hamilton Ontario for a 1-2 year term. It is a legally converted lodging facility with 29 rooms and can accommodate up to 39 beds. It is legally zoned and located near McMaster university, very close to Fortinos and short distance from Food Basics. Access to Main Street West provides easy accessibility to transit routes.

Amenities include;

- Large furnished bedrooms
- Common internet throughout the building
- 4 individual common living spaces with TV's, couches, desks and chairs.



- Men and Women's washrooms
- Separate showers
- 1x Handicap Washroom
- Security Cameras
- Front and Side entrance to building
- Large parking lot for up to 15 Vehicles
- Can be easily handi-accessible
- Large common kitchen with multiple stoves, sinks and microwaves
- Janitorial facilities
- Management office on site
- Cleaning services already in place
- Dumpster on site for staff use of garbage disposal.

SPI has prior experience with organizations such as Good Shepherd, Living Rock, The Mission and others and have developed an understanding of possible requirements and measures that can be implemented for the successful management and accommodation of certain vulnerable populations.

It would satisfy all involved parties should the city employ "head leases" through an organization of its choosing where control over the rental units may be retained and place or reallocate people in their program as they see fit.

It is our belief that we can successfully accommodate distressed populations in Hamilton with proper support and collaboration in place, where the end results can be profitable for investors and beneficial for the community and the city.

Spotted Properties is exploring avenues of participation from local community churches, institutions and housing groups to assist where needed.

COVID-19 precautionary measures will be developed and implemented for safe management of the property.

The end goal is to test a working relationship between all parties and determine feasibility of such a venture. If successful, this venture may pave the way to the development of purpose built structures with systems and organizations involved for stable operations in accommodating people in need.

In this proposition each party will contribute:

- **Private Industry:** rooming and lodging facility, management and operations structure
- **Community:** Contribution of manpower to alleviate operational costs.
- **City of Hamilton:** Allocate financial budget to accommodate people through a program of choice and ensure rents are paid.



2. Existing structure zoning conversion (affordable housing proposition) - Major Conversions to non conforming properties to legal multi-residential - Long Term Accommodations

In order to create long term low cost accommodations for vulnerable populations in Hamilton, SPI proposes a collaborative effort which will result in low cost accommodations for select populations and legalization of non-conforming properties within the city.

SPI recognizes the existence of many buildings being used as “legal non-conforming” multiresidential properties. These buildings, not in compliance with zoning, can be converted to legally recognized units and reserved for low cost accommodations.

SPI would like to put forth a building able to meet fire and safety requirements, currently being used as a multi-residential property for designated rentals reserved for vulnerable populations. The property will be in or near the downtown area, close to transit routes and other local amenities. These units will be reserved for the city at a lower cost.

In exchange, it is requested the city waive all development fees and allow some flexibility with respect to zoning requirements, parking parameters and other factors that may otherwise impede legal conversion of the property. It can be understood that parking requirements may not need be as normally required when accommodating a population of a specific socio-economic class.

SPI will in turn offer long term head-leases at a reduced rate to the city. (details to be discussed)

In this proposition each party will contribute:

- **Private Industry:** apartment building, management and operations structure
- **Community:** Contribution of manpower to alleviate operational costs.
- City of Hamilton:** Allocate financial budget to accommodate people through a program of choice and ensure rents are paid. Alleviate development fees and allow flexibility with zoning requirements.



3. HSR LAND - 123 Barton St W. - Land Donation - New Construction - Long term accommodation (south west corner)

Plot of land @ 123 Barton St W. has been declared surplus land and was used as HSR utility station.

SPI proposes to work with development partners to construct low cost rental units to be leased by the city.

SPI and development partners will bring forth all environmental, engineer, architectural and construction costs.

In exchange, the city shall contribute the land for development through donation or sale, for the development of low cost rental units.

It is proposed the land be severed into 2 plots to allow for separate projects. Severance proposed for the south west corner of the plot at about 30x30meters.

City Contribution: The city of Hamilton will donate or sell the land to the development company and waive all city development fees possible in exchange for development of low income housing for a negotiated lease period.

SPI & Development Partner Contribution: Development company will put forth all construction costs, architectural, engineering and environmental costs to build medium density multi-unit residential building for low-cost rentals. .

Request to Speak to Committee of Council

Submitted on Sunday, October 18, 2020 - 8:21 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Francis Lao

Name of Organization: McMaster Medical School Day of Action Committee

Contact Number:

Email Address:

Mailing Address:

1280 Main St W
Hamilton, ON L8S 4L8

Reason(s) for delegation request:

Hello everyone,

My name is Francis Lao and I am a second-year medical student at McMaster University and a representative of the McMaster University Medical School Day of Action Committee. We are a group of McMaster University medical students who have come together to lobby on behalf of the Hamilton community.

This is the third year that medical students from McMaster have created a committee to discuss pertinent issues in the healthcare system that are impacting the Hamilton community from a medical learner lens. We hope to advocate for improved care, services, and policy through a holistic approach and understanding of the current needs of our community.

This year, our students are looking forward to advocating on the topic of homelessness during the week of Oct 26st-30th, 2020. We believe that a lot of the issues that individuals experiencing homelessness face have been recently exacerbated by the current pandemic. As future healthcare professionals, we are aware of both short and long term impacts of homelessness on an individuals' health and well-being. We want to ensure that our community supports people experiencing homelessness to the best of our ability.

We would greatly appreciate the opportunity to speak at the Emergency and Community Services committee to present our asks below:

1. Collaborate with public health, healthcare organizations, and shelters to integrate and expand access to harm reduction resources and supervised consumption across the shelter system.
2. Cease the criminalization of activities associated with homelessness.
 - a. Activities include many of those defined under the Public Nuisance bylaw (i.e loitering, public urination, public defecation, public intoxication) as well as sleeping rough and forming and living in encampments.
 - b. Appropriate responses to these activities should involve individuals trained to interact with and support underserved populations, such as community housing workers, health workers, and mental health workers in acute crises.
3. Acknowledge that public washrooms and hygiene facilities are essential services.

- a. Increase availability of and access to public hygiene facilities.

Thank you so much for your time and I'm looking forward to presenting at your next meeting!

Francis

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Addressing Accessibility and Safety Issues for Hamiltonians Experiencing Homelessness

Emergency and Community Services Committee

November 19, 2020

Francis Lao, BHSc, MD Student

Mary Boulos, MSc, MD Student

Stephanie Li, MD Student

Impact of COVID-19 on Persons Experiencing Homelessness in Hamilton

- Densely-populated settings facilitate viral transmission
- Lack access to basic hygiene supplies
- High prevalence of comorbid medical conditions
- Significant barriers in accessing timely healthcare.
- Difficult to perform contact tracing

Challenges Accessing Hygiene Facilities

- Reduction in access to public services and spaces
- Challenging to protect against COVID-19 and from the elements
- United Nations COVID-19 Guidance Note: Public facilities for handwashing, toileting and showering must be available and regularly maintained at all times
- Bathrooms are essential to the day-to-day functioning of Hamiltonians and mitigate the spread of COVID-19

Criminalization of Homelessness

- Without permanent shelter, individuals experiencing homelessness must fulfill their basic needs in public spaces.
- Often unable to pay fines for these activities necessary for survival
- Penalties do not solve the initial problem: people without a place to use the restroom need somewhere to relieve themselves; and individuals fined for panhandling need money to survive.

Overdoses & Opportunity for Harm Reduction

- The rate of overdose deaths has more than doubled during the pandemic
 - Pre-pandemic death rate: 18 deaths per 100,000
 - Pandemic death rate: 40 deaths per 100,000
- Increased rate of folks using drugs alone with limited access to harm reduction supplies
- Discrepancies in harm reduction policies between shelters
- Harm reduction approaches in shelters can foster a safe environment and provide refuge for shelter tenants using substances

Our Asks

We ask that the Hamilton City Council:

1. Pass a motion to direct City staff to review mechanisms and best practices to implement accessible, four seasons, public washrooms in Hamilton
2. Pass a motion to direct Bylaw officers to cease the enforcement of the Public Nuisance Bylaw fines for folks experiencing homelessness
3. Motion to direct City Staff to identify discrepancies in harm reduction services and policies between shelters to standardize processes between shelters and ensure equity in shelter access for people who use drugs

Ask 1A: Motion to direct City staff to review mechanisms and best practices to implement accessible, four seasons, public washrooms in Hamilton

Consult experts and review the practice of municipal jurisdictions regarding...

1. Maintenance

- To ensure cleanliness and safety

2. Surveillance

- To reduce vandalism and crime

Consult experts and review the practice of municipal jurisdictions regarding...

3. Winterizing

- For warmth

4. Interim facilities

- To mitigate the spread of COVID-19 in the meantime

Ask 1B: Motion to direct City staff to review locations that could benefit from temporary hygiene services such as porta potties and estimated costs of installation and maintenance and report back to Committee at a future meeting.

Ask 2: Motion to direct Bylaw officers to cease the enforcement of the Public Nuisance Bylaw fines for folks experiencing homelessness

Ask 3: Motion to direct City Staff to identify discrepancies in harm reduction services and policies between shelters to standardize processes between shelters and ensure equity in shelter access for people who use drugs