



City of Hamilton
EMERGENCY & COMMUNITY SERVICES COMMITTEE
AGENDA

Meeting #: 20-011
Date: December 10, 2020
Time: 1:30 p.m.
Location: Due to the COVID-19 and the Closure of City Hall

All electronic meetings can be viewed at:

City's Website:
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:
<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

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

1. APPOINTMENT OF CHAIR AND VICE-CHAIR

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. November 19, 2020

5. COMMUNICATIONS

5.1. Correspondence from James Curtis-Welsh, respecting Concern Regarding RCFs

6. DELEGATION REQUESTS

- 7. CONSENT ITEMS**
- 8. PUBLIC HEARINGS / DELEGATIONS**
- 9. STAFF PRESENTATIONS**
- 10. DISCUSSION ITEMS**
 - 10.1. 2021 Budget Submission - Housing and Homelessness Advisory Committee (HSC20059) (City Wide)
 - 10.2. 2021 Budget Submission - Seniors Advisory Committee HUR20011) (City Wide)
 - 10.3. City of Hamilton Veterans Committee 2021 Budget Submission (PED20216) (City Wide)
 - 10.4. Subsidy Transfer to Indwell's Affordable Housing Project at 225 East Avenue North (HSC10060(a)) (Ward 3)
 - 10.5. Kiwanis Homes Down Payment Assistance Pilot Program (HSC20032(a)) (City Wide) - REVISED
 - 10.6. Service Manager Consents for CityHousing Hamilton's Development Reset (HSC20055) (Wards 2 and 4)
 - 10.7. Impact of Provincial Rent Freeze on Social Housing Providers (HSC20060) (City Wide)
 - 10.8. Women's Shelter and Support Investment Options (HSC20061) (City Wide) (Outstanding Business List Item)
- 11. MOTIONS**
- 12. NOTICES OF MOTION**
- 13. GENERAL INFORMATION / OTHER BUSINESS**
- 14. PRIVATE AND CONFIDENTIAL**
 - 14.1. Appointments to Hamilton Veterans Committee

Pursuant to Section 8.1, Sub-section (b) of the City's Procedural By-law18-270, as amended, and Section 239(2), Sub-section (b) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to personal matters about an identifiable individual.

14.2. Integrated Housing System Staffing (HSC20054) (City Wide)

Pursuant to Section 8.1, Sub-section (b) of the City's Procedural By-law18-270, as amended, and Section 239(2), Sub-section (b) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to personal matters about an identifiable individual.

15. **ADJOURNMENT**



EMERGENCY & COMMUNITY SERVICES COMMITTEE MINUTES 20-010

1:30 p.m.

Thursday, November 19, 2020

Council Chambers

Hamilton City Hall

71 Main Street West

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

Regrets: Councillors B. Clark – City Business and T. Whitehead – Personal

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Expanding Housing and Support Services for Women, Non-Binary, and Transgender Community Sub-Committee Report 20-002 (Item 7.1)

(i) Change to the Membership of the Sub-Committee

(Nann/Jackson)

That the membership of the Expanding Housing and Support Services for Women, Non-Binary, and Transgender Community Sub-Committee be amended, as follows:

- four (4) members of Council;
- two (2) representatives from the Women's Housing Planning Collaborative (WHPC);
- one (1) representative from the Community University Policy Alliance on Gender Based Homelessness;
- three (3) Council appointed volunteer citizens with experience and interest in homelessness prevention and the provision of affordable housing; and,
- A minimum of one (1) staff representative from the City's Homelessness Policy and Programs Team, Housing Services Division will also sit on the Sub-Committee as a non-voting member.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES – Chair - Ward 7 Councillor Esther Pauls
 NOT PRESENT - Ward 14 Councillor Terry Whitehead
 NOT PRESENT - Ward 9 Councillor Brad Clark

**2. Poverty Reduction Investment Plan Update (CES16043(d)) (City Wide)
 (Outstanding Business List Item) (Item 10.1)**

(Nann/Jackson)

That Report CES16043(d), respecting Poverty Reduction Investment Plan Update, be received.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES – Chair -Ward 7 Councillor Esther Pauls
 NOT PRESENT - Ward 14 Councillor Terry Whitehead
 NOT PRESENT - Ward 9 Councillor Brad Clark

3. 2020 Arena Opening Plan (HSC20031(b)) (City Wide) (Item 10.2)

(i) (Nann/Merulla)

That Report HSC20031, respecting 2020 Arena Opening Plan (City Wide), be received.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES – Ward 3 Councillor Nrinder Nann
 YES – Ward 4 Councillor Sam Merulla
 YES – Ward 6 Councillor Tom Jackson
 YES – Chair – Ward 7 Councillor Esther Pauls
 NOT PRESENT – Ward 14 Councillor Terry Whitehead
 NOT PRESENT – Ward 9 Councillor Brad Clark

(ii) (Jackson/Merulla)

WHEREAS, the City of Hamilton entered the Red “Control” category of the Province’s Keeping Ontario Safe and Open Framework on Monday November 16, 2020:

WHEREAS, the Province of Ontario confirmed the new capacity limits for recreation facilities and programming;

WHEREAS, the maximum indoor capacity for practice and training in arenas and recreation centres is 10 patrons; and

WHEREAS, the new indoor capacity limits will create a financial hardship for the recreation user groups in the sports and fitness activities of hockey, ringette, figure skating, speed skating, sledge hockey, basketball, volleyball;

THEREFORE, IT BE RESOLVED:

- (a) That staff be directed to reduce current fees to half of the Council approved user rates retroactively to November 16, 2020 for all affiliated ice and gym user groups for as long as the City of Hamilton is within the Red "Control" category of the Province's Keeping Ontario Safe and Open Framework; and
- (b) That staff report back to the Emergency and Community Services Committee during the 2021 City Operating Budget process with the potential impact this may have on the department's revenue.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES - Ward 7 Councillor Esther Pauls
 NOT PRESENT - Ward 14 Councillor Terry Whitehead
 NOT PRESENT - Ward 9 Councillor Brad Clark

4. Federal Reaching Home Funding Allocation (HSC20053) (City Wide) (Item 10.4)

(Nann/Merulla)

That the General Manager of the Healthy and Safe Communities Department, or their designate, be authorized and directed to enter into and execute an Agreement with Employment and Social Development Canada to administer Canada's COVID-19 Economic Response Plan to Support People Experiencing and At Risk of Homelessness to a maximum amount of \$7,958,350 and any agreements with Community Services Provider(s) delivered in alignment with Reaching Home Directives, as well as any ancillary agreements, contracts, extensions and documents required to give effect thereto in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES - Chair - Ward 7 Councillor Esther Pauls

NOT PRESENT - Ward 14 Councillor Terry Whitehead

NOT PRESENT - Ward 9 Councillor Brad Clark

5. Paramedic Service Update (HSC20057) (City Wide) (Item 10.5)

(Jackson/Merulla)

That Report HSC20057, respecting Paramedic Service Update (City Wide), be received.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann

YES - Ward 4 Councillor Sam Merulla

YES - Ward 6 Councillor Tom Jackson

YES - Chair - Ward 7 Councillor Esther Pauls

NOT PRESENT - Ward 14 Councillor Terry Whitehead

NOT PRESENT - Ward 9 Councillor Brad Clark

6. Access to Housing (ATH) Offers and Refusals Policy Change (HSC20058) (City Wide) (Item 10.6)

(Merulla/Nann)

That Report HSC20058, respecting Access to Housing (ATH) Offers and Refusals Policy Change, be received.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann

YES - Ward 4 Councillor Sam Merulla

YES - Ward 6 Councillor Tom Jackson

YES - Ward 7 Councillor Esther Pauls

NOT PRESENT - Ward 14 Councillor Terry Whitehead

NOT PRESENT - Ward 9 Councillor Brad Clark

7. Long Term Care Home Incident Investigation Report (LS20028(a)/HSC20049(a)) (City Wide) (Item 14.1)

(Merulla/Jackson)

That Report LS20028(a)/HSC20049(a), respecting Long Term Care Home Incident Investigation Report, be received and remain confidential.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann

YES - Ward 4 Councillor Sam Merulla

YES - Ward 6 Councillor Tom Jackson

YES - Ward 7 Councillor Esther Pauls

NOT PRESENT - Ward 14 Councillor Terry Whitehead

NOT PRESENT - Ward 9 Councillor Brad Clark

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

8. Delegations (Items 8.1-8.3)

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

10. DISCUSSION ITEMS (Item 10.3)

- 10.3 Macassa Lodge - Redevelopment Project (HSC20050) (Ward 7) –
WITHDRAWN

(Merulla/Nann)

That the agenda for the November 19, 2020 Emergency and Community Services Committee meeting be approved, as amended.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES - Chair - Ward 7 Councillor Esther Pauls
 NOT PRESENT - Ward 14 Councillor Terry Whitehead
 NOT PRESENT - Ward 9 Councillor Brad Clark

(b) DECLARATIONS OF INTEREST (Item 3)

There were no Declarations of Interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) November 5, 2020 (Item 4.1)

(Jackson/Merulla)

That the Minutes of the November 5, 2020 meeting of the Emergency and Community Services Committee be approved, as presented.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES – Chair - Ward 7 Councillor Esther Pauls
 NOT PRESENT - Ward 14 Councillor Terry Whitehead
 NOT PRESENT - Ward 9 Councillor Brad Clark

(f) PUBLIC HEARINGS/DELEGATIONS (Item 8)

(i) Angela Pugliese, respecting the Crisis with Supportive Housing for those with Disabilities

Angela Pugliese, addressed the Committee respecting the Crisis with Supportive Housing for those with Disabilities.

(Merulla/Jackson)

That the content of the delegation from Angela Pugliese, regarding the Crisis with Supportive Housing for those with Disabilities, be referred to staff to consider what actions may be taken and report back to the Emergency and Community Services Committee.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES – Chair - Ward 7 Councillor Esther Pauls
 NOT PRESENT - Ward 14 Councillor Terry Whitehead
 NOT PRESENT - Ward 9 Councillor Brad Clark

(ii) Robert Scott Innes, respecting an update on progress on affordable low-cost housing program

Robert Scott Innes, addressed the Committee respecting an update on progress on affordable low-cost housing program.

(iii) Francis Lao, McMaster Medical School Day of Action Committee, respecting homelessness in Hamilton

Francis Lao, Mary Boulos, and Stephanie Li, McMaster Medical School Day of Action Committee, addressed the Committee respecting homelessness in Hamilton with the aid of a presentation.

(Nann/Jackson)

That staff be directed to review the content of the Delegation from Francis Lao, Mary Boulos, and Stephanie Li, respecting homelessness in Hamilton, and report back at the next appropriate Emergency and Community Services Committee meeting on the feasibility of the recommendations in the presentation with particular consideration to the timely nature of some aspects of the presentation related to homelessness rate and preparation for this winter season.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES – Chair - Ward 7 Councillor Esther Pauls
 NOT PRESENT - Ward 14 Councillor Terry Whitehead
 NOT PRESENT - Ward 9 Councillor Brad Clark

(Jackson/Merulla)

That the following Delegations, be received:

- (a) Angela Pugliese, respecting the Crisis with Supportive Housing for those with Disabilities
- (b) Robert Scott Innes, respecting an update on progress on affordable low-cost housing program
- (c) Francis Lao, McMaster Medical School Day of Action Committee, respecting homelessness in Hamilton

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES - Chair - Ward 7 Councillor Esther Pauls
 NOT PRESENT - Ward 14 Councillor Terry Whitehead
 NOT PRESENT - Ward 9 Councillor Brad Clark

(g) PRIVATE AND CONFIDENTIAL (Item 14)

The Emergency and Community Services Committee determined that it was not necessary to move into Closed Session respecting Item 14.1.

- (i) Long Term Care Home Incident Investigation Report (LS20028(a)/HSC20049(a)) (City Wide) (Item 14.1)**

For disposition of this matter, refer to Item 7.

(h) ADJOURNMENT (Item 15)

(Nann/Jackson)

That there being no further business, the Emergency and Community Services Committee be adjourned at 3:00 p.m.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
YES - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Chair - Ward 7 Councillor Esther Pauls
NOT PRESENT - Ward 14 Councillor Terry Whitehead
NOT PRESENT - Ward 9 Councillor Brad Clark

Respectfully submitted,

Councillor E. Pauls
Chair, Emergency and Community Services
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk

Bates, Tamara

Subject: FW: Concern regarding RCFs

From: James Curtis-Welsh < >

Sent: November 25, 2020 2:27 PM

To: Nann, Nrinder <Nrinder.Nann@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Concern regarding RCFs

Good Afternoon Councillor Nann,

As per your request see below an official statement regarding Residential Care Facilities:

I am a community mental health social worker in the City of Hamilton. Service providers have known about the condition of Emerald Lodge for years. The article in today's edition of the Hamilton Spectator is a horrifying account of the final days of this facility's operations. While I am relieved that this facility was evacuated, I am deeply concerned about the RCF system as a whole.

RCFs often "cherry pick" their residents and service users deemed "hard to house" often wind up at places like Emerald Lodge because no other facility will take them in. We try to complain to the city, but it is difficult to see follow-through because resources are so scant.

Furthermore, residents are often afraid to file a complaint due to possible retaliation by an operator. It is absolutely infuriating that it took such a crisis for the loopholes in the RCF system to be exposed. I believe as a foundation this is what needs to be done:

1. Reduce the role of for-profit operators, all but two facilities in Hamilton are for-profit. We have seen that for-profit operators put profits over people, and this is never acceptable.
2. Increase monitoring from Public Health to ensure basic needs are being met. I believe it should be on the same, if not increased level of scrutiny that dining establishments have.
3. Hire a systems navigator specifically to provide support for RCF residents, ensuring they are connected with proper resources and to act as an advocate. Registered Social Workers and Registered Social Service Workers are highly qualified professionals for this role.
4. Open government, we should be able to easily access inspection reports, statuses of licenses, etc. This would make placements easier for service providers, families and service users themselves.
5. At a provincial level, the personal needs allowance for individuals in domiciliary hostels (provincial term for RCFs) needs to be increased. Residents typically receive approximately \$140 a month for expenses not related to food or housing, this is unacceptable for someone to survive on.

It is clear that the system has failed and we need to make sure another Emerald Lodge never happens again.

Sincerely,

James Curtis-Welsh MSW, RSW



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	December 10, 2020
SUBJECT/REPORT NO:	2021 Budget Submission - Housing and Homelessness Advisory Committee (HSC20059) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	James O'Brien (905) 546-2424 Ext. 3728
SUBMITTED BY:	Edward John Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION(S)

That the Housing and Homelessness Advisory Committee 2021 base budget submission attached as Appendix "A" to Report HSC20059 in the amount of \$1,000 be approved and referred to the 2021 budget process for consideration.

EXECUTIVE SUMMARY

The Housing and Homelessness Advisory Committee has prepared and approved their budget submission for 2021 in the amount of \$1,000. This submission is consistent with the 2020 approved budget for the committee.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial:

The budget request is the same as the 2020 approved budget for the Housing and Homelessness Advisory Committee. The \$1,000 will be used for meeting costs, including meeting rooms, refreshments, photocopying, parking, printing and transportation.

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

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

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

SUBJECT: 2021 Budget Submission - Housing and Homelessness Advisory Committee (HSC20059) (City Wide) - Page 2 of 3

Staffing:
N/A

Legal:
N/A

HISTORICAL BACKGROUND

The Housing and Homelessness Advisory Committee was established by the Emergency and Community Service Committee in November 2015 (Report CES15053) with a mandate to:

- Communicate and work to address the needs of citizens within the community for whom barriers exist to accessing safe, suitable, and affordable housing, including the supports needed to enable citizens to obtain and retain their homes, and;
- Support the City of Hamilton's 10-year Housing and Homelessness Action Plan by providing information, advice, and recommendations to the Emergency & Community Services Committee regarding the Action Plan's successful and implementation.

At their November 3, 2020 meeting, the Housing and Homelessness Advisory Committee considered their 2021 budget needs. Their budget submission is attached as Appendix "A" to Report HSC20059. This budget covers meeting costs, including meeting rooms, refreshments, photocopying, parking, printing and transportation. The committee is requesting the same budget they had in 2020 in the amount of \$1,000 for 2021.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The committee has outlined a meeting schedule for 2021, and this budget will provide them support to undertake specific activities in their workplan. This includes transportation and parking support for committee members and speakers should the committee move back to in-person meetings. The committee has previously used their budget for information gathering events and in 2021, if permitted, plan to host an event related to affordable housing advocacy opened to the public.

RELEVANT CONSULTATION

The Housing and Homelessness Advisory Committee discussed their 2021 budget needs at the November 3, 2020 meeting. After a thoughtful discussion they approved a budget submission that was consistent with their 2020 budget.

SUBJECT: 2021 Budget Submission - Housing and Homelessness Advisory Committee (HSC20059) (City Wide) - Page 3 of 3

ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)

This budget allocation will provide funding for the operation of the Housing and Homelessness Advisory Committee and enable them to fulfil their mandate. The committee is not asking for an increase to their budget.

ALTERNATIVES FOR CONSIDERATION

None

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Healthy and Safe Communities

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

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report HSC20059: Housing and Homelessness Advisory Committee
2021 Budget Submission

CITY OF HAMILTON

2021

ADVISORY COMMITTEES

BUDGET SUBMISSION FORM

Housing and Homelessness Advisory Committee

PART A: General Information

ADVISORY COMMITTEE MEMBERS:

Eileen Campbell	Violetta Nikolskava
Morgan Stanek	Lance Dingman
Mary-Ellen Crechiola	Leisha Dawson
Julia Verbitsky	Shaun Jamieson
Rhonda Mayer	Alexandra Djagba Oli
Michael Power	Tony Manganiello
Thomas Mobley	Michael Slusarenko
Sandy Leyland	

MANDATE:

Communicate and work to address the needs of citizens within the community for whom barriers exist to accessing safe, suitable, and affordable housing, including the supports needed to enable citizens to obtain and retain their homes, and;

Support the City of Hamilton’s 10-year Housing and Homelessness Action Plan by providing information, advice, and recommendations to the Emergency & Community Services Committee regarding the Action Plan’s successful and meaningful implementation.

PART B: Strategic Planning

STRATEGIC OBJECTIVES:

The following objectives have been established for the HHAC to facilitate its efforts in achieving the mandate.

1. Assist with the coordination and implementation of Council approved recommendations, including the City of Hamilton’s 10-year Housing and Homelessness Action Plan.
2. Ensure that recommendations regarding issues relating to people who are experiencing homelessness or who may be at risk of becoming homeless are brought forward to Council in a timely manner.
3. Devise and recommend to Council innovative and preventative measures to assist in addressing homelessness within the community;

4. Identify emerging trends, potential gaps and best practices in emergency housing needs.
5. Provide Council and staff with information, advice, and recommendations about residential landlord and tenant issues and policies that would improve the overall well-being of tenants in Hamilton and support landlords in the provision of safe, quality, and affordable rental units.
6. Identify housing-related supports available in the community and facilitate relationship-building between community partners, citizens and government to ensure that people have the individualized supports needed to help them obtain and retain housing.
7. Regularly update Council about homelessness and affordable housing issues through the discussion and analysis that takes place at HHAC.
8. Respond to requests and direction from staff and Council.
9. Collaborate and cooperate with other City of Hamilton committees and community groups doing work around issues that impact homelessness and affordable housing to stay apprised of relevant initiatives and contribute information and advice as needed.

ALIGNMENT WITH CORPORATE GOALS:

Please check off which Council approved Strategic Commitments your Advisory Committee supports			
1) Community Engagement & Participation	X	2) Economic Prosperity & Growth	
3) Healthy & Safe Communities	X	4) Clean & Green	
5) Built Environment & Infrastructure		6) Culture & Diversity	
7) Our People & Performance			

PART C: Budget Request

INCIDENTAL COSTS:

Meeting costs – meeting room, refreshments, photocopying, printing, parking, transportation	\$1,000
SUB TOTAL	\$1,000

SPECIAL EVENT/PROJECT COSTS:

N/A	\$0
SUB TOTAL	\$0

TOTAL COSTS	\$1,000
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Funding from Advisory Committee Reserve (only available to Advisory Committees with reserve balances)	\$0
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TOTAL 2021 BUDGET REQUEST (net of reserve funding)	\$1,000
PREVIOUS YEAR (2020) APPROVED BUDGET (2020 Request \$1,000)	\$1,000

CERTIFICATION:

Please note that this document is a request for a Budget from the City of Hamilton Operating budget. The submission of this document does not guarantee the requested budget amount. Please have a representative sign and date the document below.

Representative's Name: _____

Signature: _____

Date: _____

Telephone # : _____

10.2

CITY OF HAMILTON
CITY MANAGER'S OFFICE
Human Resources Division

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	December 10, 2020
SUBJECT/REPORT NO:	2021 Budget Submission – Seniors Advisory Committee (HUR20011) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Jessica Bowen (905) 546-2424 Ext. 5164
SUBMITTED BY:	Lora Fontana Executive Director Human Resources
SIGNATURE:	

RECOMMENDATION

That the Seniors Advisory Committee 2021 base budget submission in the amount of \$2500.00 be approved and forwarded to the 2021 budget process (Healthy and Safe Communities).

EXECUTIVE SUMMARY

In accordance with the process for submission of budgets for the Volunteer Advisory Committees, the Seniors Advisory Committee budget for 2020, in the amount of \$2500.00, is being submitted for approval.

Alternatives for Consideration – See Page 2

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The base budget request for 2021 for the Seniors Advisory Committee is the same as the budget requested and approved for 2020.

Staffing: N/A

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

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

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

OUR Priorities: Community Engagement & Participation; Economic Prosperity and Growth; Healthy and Safe Communities; Clean and Green; Built Environment and Infrastructure; Culture and Diversity and Our People and Performance.

**SUBJECT: 2021 Budget Submission Seniors Advisory Committee
(HUR20011) (City Wide) - Page 2 of 4**

Legal: N/A

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

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

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

OUR Priorities: Community Engagement & Participation; Economic Prosperity and Growth; Healthy and Safe Communities; Clean and Green; Built Environment and Infrastructure; Culture and Diversity and Our People and Performance.

**SUBJECT: 2021 Budget Submission Seniors Advisory Committee
(HUR20011) (City Wide) - Page 3 of 4**

HISTORICAL BACKGROUND

At their October 2, 2020 meeting, the Seniors Advisory Committee gave consideration to their budget needs for 2021. Their budget submission is attached as Appendix "A" to Report HUR20011. The budget includes incidental costs to support the Committee as well as additional costs for specific events, programs and initiatives.

The Seniors Advisory Committee is requesting the same budget they had in 2020 in the amount of \$2500.00.

In accordance with the volunteer committee budget process, the budget is recommended for approval

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Seniors Advisory Committee is able to put surplus funds from each year into a reserve, for future purposes and request the use of those funds, in future years, for specific activities. The possibility gives the Committee the opportunity to plan ahead to undertake specific projects or initiatives, in future years, while minimizing increases in their budgets. The Seniors Advisory Committee has not yet determined all of their activities for 2021. Should additional funding be required in 2021 and be available in the Seniors Advisory Committee reserves, requests for reserve funding will be made at the appropriate time.

RELEVANT CONSULTATION

The Seniors Advisory Committee discussed their 2021 budget needs at their October 2, 2020 committee meeting.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The recommendation will provide funding for the operations of the Seniors Advisory Committee to enable them to continue to fulfil their terms of reference.

ALTERNATIVES FOR CONSIDERATION

The alternative would be not to fund the operations of the Advisory Committee. This is not recommended as they provide valuable service and advice to both Council and staff of the City and bring voices to deliberations that might otherwise not be heard.

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

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

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

OUR Priorities: Community Engagement & Participation; Economic Prosperity and Growth; Healthy and Safe Communities; Clean and Green; Built Environment and Infrastructure; Culture and Diversity and Our People and Performance.

**SUBJECT: 2021 Budget Submission Seniors Advisory Committee
(HUR20011) (City Wide) - Page 4 of 4**

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

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

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report HUR20011 – 2021 Budget Submission - Seniors Advisory Committee

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

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

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

OUR Priorities: Community Engagement & Participation; Economic Prosperity and Growth; Healthy and Safe Communities; Clean and Green; Built Environment and Infrastructure; Culture and Diversity and Our People and Performance.

CITY OF HAMILTON

2021

ADVISORY COMMITTEES

BUDGET SUBMISSION

Seniors Advisory Committee

PART A: General Information

Advisory Committee Members:

Aref Alshaihahmed	Vince Mercuri
Sheryl Boblin	Noor Nizam
David Broom	Dahlia Petgrave
Ann Elliott	Penelope Petrie
Carolann Fernandes	Sarah Shallwani
Kamal Jain	Barry Spinner
Jeanne Mayo	Douglas Stone
Jim McColl	Marian Toth
Maureen McKeating	Marjorie Wahlman

MANDATE:

The Seniors Advisory Committee is a Council mandated advisory committee of the City of Hamilton. To be a credible communication vehicle that will reflect and translate the ongoing needs that affects the quality of life for all older persons. It will provide a forum for consumers and deliverers of services and facilities to identify issues, explore possible remedies, and work to implement them.

PART B: Strategic Planning

Strategic Objectives:

- To assist Council in decision making as it pertains to Senior’s issues in Hamilton.
- To respond and advocate concerns affecting policies, services and facilities for seniors delivered by and funded by all levels of government.
- To promote and disseminate all decisions relating to access, the provision of services programs and facilities for seniors in the City of Hamilton.
- To liaise with other organized groups when there are matters of mutual concerns.
- To promote and advocate, wherever appropriate, the concept of healthy aging by encouraging improved and responsive programs and services in a timely fashion.

Alignment With Corporate Goals:

Please check off which Council approved Strategic Commitments your Advisory Committee supports			
1) Community Engagement & Participation	x	2) Economic Prosperity & Growth	x
3) Healthy & Safe Communities	x	4) Clean & Green	x
5) Built Environment & Infrastructure	x	6) Culture & Diversity	x
7) Our People & Performance	x		

PART C: Budget Request

INCIDENTAL COSTS:

Monthly meeting expenses (photocopying, refreshments, advertising, postage, etc).	\$1500.00
SUB TOTAL	\$1500.00

SPECIAL EVENT/PROJECT COSTS:

Support for Seniors related events (International Day of the Older Person, Seniors Month Kick-off Event, Senior of the Year Award, etcetera).	\$1000.00
SUB TOTAL	\$ 1000.00

TOTAL COSTS	\$ 2500.00
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Funding from Advisory Committee Reserve (only available to Advisory Committees with reserve balances)	\$ N/A
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TOTAL 2021 BUDGET REQUEST (net of reserve funding)	\$2500.00
PREVIOUS YEAR (2020) APPROVED BUDGET (2020 Request \$2500.00)	\$2500.00

CERTIFICATION:

Please note that this document is a request for a Budget from the City of Hamilton Operating budget. The submission of this document does not guarantee the requested budget amount. Please have a representative sign and date the document below.

Representative's Name: **Penelope Petrie**

Signature: Penelope Petrie

Date: November 16, 2020

Telephone # : 905 383 3558



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Tourism and Culture Division

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	December 10, 2020
SUBJECT/REPORT NO:	City of Hamilton Veterans Committee 2021 Budget Submission (PED20216) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Brydie Huffman (905) 546-2424 Ext. 4122
SUBMITTED BY:	Carrie Brooks-Joiner Director, Tourism and Culture Planning and Economic Development Department
SIGNATURE:	<i>Carrie Brooks-Joiner</i>

RECOMMENDATION

That the Hamilton Veterans Committee (Veterans Committee) 2021 base budget submission, attached as Appendix "A" to Report PED20216 in the amount of \$43 K, be approved and referred to the 2021 Budget process for consideration.

EXECUTIVE SUMMARY

In accordance with the process for submission of budgets for the Volunteer Advisory Committees, the Hamilton Veterans Committee budget for 2021, in the amount of \$43 K is being submitted for approval.

Hamilton residents have high and increasing expectations for the quality and inclusivity of veterans' memorial services to properly honour the sacrifices made past and present.

Alternatives for Consideration - Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The Hamilton Veterans Committee is requesting their annual base budget of \$43 K, the same as the budget requested and approved in the previous year.

Staffing: N/A

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**SUBJECT: City of Hamilton Veterans Committee 2021 Budget Submission
(PED20216) (City Wide) - Page 2 of 3**

Legal: N/A

HISTORICAL BACKGROUND

Since 2001, military remembrance and commemoration activities have included organizing the City of Hamilton Remembrance ceremonies in addition to assisting with the coordination of annual ceremonies in Ancaster, Dundas, Glanbrook, Stoney Creek and Waterdown. The Veterans Committee also acts as a liaison to the military community in Hamilton. Other annual events include the Dieppe Memorial Ceremony and Decoration Day. The Veterans Committee, supported by City of Hamilton staff, have most recently worked to include and promote the inclusion of youth in their events and matters of public art installations.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The City's role in veterans' memorial services and related activities furthers the objectives of the City's Strategic Plan.

RELEVANT CONSULTATION**External**

- The Hamilton Veterans Committee

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The rationale for continued use of funds for the Hamilton Veterans Committee budget is based on:

- Increased attendance numbers at Remembrance Day services resulting in additional costs, e.g. enhanced security and traffic management services;
- Addition of large video screens to make the services accessible to the public and active military members on parade as downtown construction projects have reduced the space permitted for events in Gore Park; and
- In 2021, the Veterans Committee plans to return to hosting two services of remembrance on November 10 and 11 (Public Health restrictions allowing) to include active members of the Reserve Forces who cannot attend if November 11 falls on a weekday. This will continue until 2028 when Remembrance Day will take place on a weekend again.

Without funding provided by Council, these expectations cannot be met for these events that hold national historical significance.

**SUBJECT: City of Hamilton Veterans Committee 2021 Budget Submission
(PED20216) (City Wide) - Page 3 of 3**

ALTERNATIVES FOR CONSIDERATION

The alternative would be not to fund the operations of the Veterans Committee.

ALIGNMENT TO THE 2016 - 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Healthy and Safe Communities

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

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" - Hamilton Veterans Committee 2021 Budget Submission

BH:ac

CITY OF HAMILTON

2021

ADVISORY COMMITTEES

BUDGET SUBMISSION FORM

Hamilton Veterans Committee

PART A: General Information

ADVISORY COMMITTEE MEMBERS:

Ed Sculthorpe (Chair)	Steve Waldron
Don Jackson, (Vice-Chair)	Dave Steckham
Michael Rehill	
Dave Baldry	Councillor Lloyd Ferguson (alt)
Robert Fyfe	Councillor Brenda Johnson

MANDATE:

Reporting to Council, the Hamilton Veterans Committee oversees the planning and delivery of military remembrance and commemoration activities on behalf of the City of Hamilton. When directed by Council, the Committee provides input on projects and issues that are of concern to Hamilton Veterans.

PART B: Strategic Planning

STRATEGIC OBJECTIVES:

Goals and objectives:

Act as a liaison for the veterans of the City of Hamilton on all matters that fall within Council's jurisdiction.

Coordinate Decoration Day, Remembrance Day Parades, community engagement pieces and Memorial Services in multiple wards.

Maximize the engagement of youth in the act of Remembrance through projects and events.

How will they be achieved:

Coordinate the remembrances for significant anniversaries such as Decoration Day, Remembrance Day, Garrison Parade and including but not limited to parades and memorial services.

Administer all other matters directly relating to or of concern to Hamilton Veterans that fall within Council's jurisdiction. Provide written letters of support for Veterans causes when requested and deemed appropriate.

Veteran's Committee advises on the use and care of cenotaphs in partnership with Heritage Resource Management.

Present opportunities for the engagement of youths in acts of Remembrance in the City of Hamilton through events and community projects

Who will benefit:

All citizens of the City of Hamilton as well as local veterans and active forces. Upward of 2,000 people attend the Remembrance Day services and parades coordinated by the Veterans Committee.

All residents of Hamilton will have the opportunity to show respect for Veterans service to our country.

The Youth of Hamilton will be given the opportunity to be engaged with Acts of Remembrance outside of the classroom setting through hands-on and digital platforms.

ALIGNMENT WITH CORPORATE GOALS:

Please check off which Council approved Strategic Commitments your Advisory Committee supports			
1) Community Engagement & Participation	X	2) Economic Prosperity & Growth	
3) Healthy & Safe Communities	X	4) Clean & Green	
5) Built Environment & Infrastructure		6) Culture & Diversity	X
7) Our People & Performance			

PART C: Budget Request

INCIDENTAL COSTS:

<p>Meeting Costs:</p> <ul style="list-style-type: none"> - postage, printing, parking - 7 general meetings, 4 event planning meetings & 1 meeting with all Veteran Organizations within the City of Hamilton - Name tags & arms bands 	\$600.00
SUB TOTAL	\$600.00

SPECIAL EVENT/PROJECT COSTS:

<p>Ceremonies/Services:</p> <ul style="list-style-type: none"> - Hamilton (Gore Park Cenotaph), 2 ceremonies and parades - Community Ceremonies (Ancaster, Glanbrook, Dundas, Stoney Creek, Waterdown) - Dieppe Veteran's Memorial Service - Decoration Day - Communications & Marketing 	<p>\$34 K</p> <p>\$2,200</p> <p>\$2,500</p> <p>\$3,000</p> <p>\$700</p>
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SUB TOTAL	\$ 43 K
TOTAL COSTS	\$ 43 K
Funding from Advisory Committee Reserve (only available to Advisory Committees with reserve balances)	\$
TOTAL 2021 BUDGET REQUEST (net of reserve funding)	\$ 43 K
PREVIOUS YEAR (2020) APPROVED BUDGET (2020 Request \$)	\$ 43 K

CERTIFICATION:

Please note that this document is a request for a Budget from the City of Hamilton Operating budget. The submission of this document does not guarantee the requested budget amount. Please have a representative sign and date the document below.

Representative's Name: Ed Sculthorpe

Signature: 

Date: October 27, 2020

Telephone # : 905-546-2424 ext 4122



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	December 10, 2020
SUBJECT/REPORT NO:	Subsidy Transfer to Indwell's Affordable Housing Project at 225 East Avenue North (HSC19060 (a)) (Ward 3)
WARD(S) AFFECTED:	Ward 3
PREPARED BY:	Brian Kreps (905) 546-2424 Ext. 1782 Kim Ryan (905) 546-2424 Ext. 6285 George Gambioli (905) 546-2424 Ext. 4840
SUBMITTED BY:	Edward John Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATIONS

- (a) That the General Manager of the Healthy and Safe Communities Department be authorized and directed to enter into, execute and administer an agreement with Indwell Community Homes "Indwell" to provide rent supplements for their affordable housing project at 225 East Avenue North in accordance with the terms and conditions contained in the Term Sheet attached as Appendix "A" to Report HSC19060(a), in a form satisfactory to the City Solicitor;
- (b) That \$111,700 associated with the former St. Matthew's House Part VII-Housing Services Act social housing subsidy be transferred from the Hamilton Housing Allowance to a rent supplement for Indwell's affordable housing project at 225 East Avenue North, effective January 1, 2021;
- (c) That \$34,278 in Part VII-Housing Services Act social housing subsidy associated with the 18 units relinquished as part of CityHousing Hamilton's Roxborough development be transferred to Indwell's affordable housing project at 225 East Avenue North, effective January 1, 2021;

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SUBJECT: Subsidy Transfer to Indwell's Affordable Housing Project at 225 East Avenue North (HSC19060(a)) (Ward 3) - Page 2 of 6

- (d) That \$134,097 in Part VII-Housing Services Act social housing subsidy associated with the 75 units CityHousing Hamilton is relinquishing as its reduction in targets at Vanier Towers be transferred to Indwell's affordable housing project at 225 East Avenue North, effective January 1, 2021; and,
- (e) That the value of the rent supplements provided to Indwell's affordable housing project at 225 East Avenue North be increased annually by the Ontario Rental Increase Guideline established each year by the Province on Ontario.

EXECUTIVE SUMMARY

Indwell Community Homes (Indwell) is building a 95-unit affordable housing project at 225 East Avenue North which is referred to as Royal Oak Dairy Phase 1. Council approved \$1,590,545 and up to \$4,380,545 if available, under the Ontario Priorities Housing Initiative (OPHI) for this project. No additional OPHI funding was available. Staff recommend providing additional subsidy in the amount of \$280,075 annually for 20 years to the project in the form of Rent Supplements. The rent supplements will allow a minimum of 84 all 95 units in the development to be rented at deeply affordable levels.

The funding for the rent supplements would come from several sources including:

- \$111,700, which was transferred from St. Matthew's House social housing operating subsidy when it was sold to the Hamilton Housing Allowance Program;
- \$34,278 in social housing rent-geared-to-income (RGI) subsidy associated with the 18 units relinquished as part of CityHousing Hamilton's Roxborough development; and
- \$134,097 in RGI subsidy associated with the 75 units CityHousing Hamilton (CHH) is relinquishing as part of its reduction in targets at Vanier Towers.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The Part VII-H.S.A. subsidy funding totalling \$280,075 is part of the existing Council approved, 2020 Social Housing budget within Housing Services. The report is requesting approval to redistribute the funds as noted in HSC19060(a), Recommendations (b), (c), and (d).

If approved, this will represent a decrease of \$168,375 in Part VII-H.S.A. subsidy to CityHousing Hamilton. The decrease relates to a reduction in CHH's service level of rent-geared-to-income units as approved by Housing Services which will also include reduced costs.

SUBJECT: Subsidy Transfer to Indwell's Affordable Housing Project at 225 East Avenue North (HSC19060(a)) (Ward 3) - Page 3 of 6

Indwell's project will be completed prior to the end of the City of Hamilton's 2021 budget process. Confirmation of rent supplement funding is required to allow the building at 225 East Avenue North to be rented. Confirmation of all funding is likely to be a requirement of Canada Mortgage and Housing Corporation releasing its funding to Indwell.

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

On May 2, 2019 Emergency and Community Services Committee approved Report HSC19015, St. Matthew's House - Request for Service Manager Consent to sell two properties comprised of nine housing units at 247 East Avenue North and 44 St. Matthew's Avenue. It also approved the transfer of the net social housing operating budget for these units (\$111,700) from Dept ID 625084 to increase the Hamilton Housing Allowance Program operating budget to \$1.146M (Dept ID 626029).

Report HSC19015 noted that another Community Housing provider was considering purchasing St. Matthew's House's properties. It also noted that if the sale goes through to another housing provider, the Housing Services Division will work with the housing provider to ensure that the centralized wait list will be used to house the total amount of units being sold and assign any possible subsidies over. Indwell subsequently purchased St. Matthew's House's properties and they became part of their Royal Oak Dairy site.

On June 20, 2019, Emergency and Community Services Committee approved Report HSC19034, Affordable Housing Demonstration Project, which included several items relating to the redevelopment of a large CityHousing Hamilton site consisting of a number of single and semi-detached homes known as "Roxborough." The transfer of 18 existing Rent-Geared-to-Income (RGI) subsidies to a separate Housing Provider selected by the Housing Services Division to offer new units to households on the centralized waitlist was also approved.

At its November 7, 2019 meeting, Emergency and Community Services Committee approved Report HSC19060 entitled Recommended Projects from Request for Proposals C5-19-19 Ontario Priorities Housing Initiative: Rental Housing Component. One of the recommendations that was approved was that the Indwell Community Homes (Indwell), 225 East Avenue North affordable rental housing development project, be approved for funding in the amount of \$1,590,545 and up to \$4,380,545 if available, under the Ontario Priorities Housing Initiative (OPHI).

SUBJECT: Subsidy Transfer to Indwell’s Affordable Housing Project at 225 East Avenue North (HSC19060(a)) (Ward 3) - Page 4 of 6

In October 2019, CityHousing Hamilton requested that the Housing Services Division approve a change in service levels for properties at 95 Hess and 181 Jackson known as Vanier Towers. By converting 75 rent-geared-to-income (RGI) units to market, CityHousing Hamilton hopes to further the work they have done to improve safety and rebuild the community. Housing Services Division staff approved this request.

Indwell began construction of its affordable housing project located at 225 East Avenue North in 2020. Occupancy of the building is anticipated in May, 2021.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The *Housing Services Act, 2011* (“Act”) designates the City of Hamilton as the Service Manager for Community Housing within its boundaries. It also specifies that certain actions by Housing Providers require the consent of the City as Service Manager. This includes changes (both increase or decrease) of Rent-Geared-to-income (RGI) targets.

The Act also lays out service level standards of RGI housing that Service Managers must maintain. Performance against these targets is reported annually to the province in the Service Manager Annual Information Report.

RELEVANT CONSULTATION

CityHousing Hamilton is in agreement with the calculations and proposed transfer of funding.

Legal Services suggested that Housing Services complete the process to “de-list” St. Matthew’s House as a designated housing project as soon as the province resumes the process and that the change of targets be documented with CHH to ensure no competing claim on the subsidy funding.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Indwell Community Homes’ (Indwell) project at 225 East Avenue North is the appropriate recipient for these subsidies because it was only granted partial funding through the Ontario Priority Housing Initiatives (OPHI) RFP. Council approved a range of funding anticipating that additional OPHI funding might become available. While no additional capital funding has become available through OPHI, the provision of rent supplements totalling \$280,075 annually for 20 years would help decrease the rents paid by tenants.

Provision of rent supplements to a minimum of 84 of the 95 units would guarantee that these units in the building would be offered at deeply affordable rents. The rent subsidy would be calculated using the formula authorized by the province for municipally-funded

SUBJECT: Subsidy Transfer to Indwell’s Affordable Housing Project at 225 East Avenue North (HSC19060(a)) (Ward 3) - Page 5 of 6

portable housing benefits. Hamilton does not offer municipally-funded portable housing benefits. This calculation takes into account the shelter portion of social assistance payments rather than using the RGI calculation. This allows more households to be supported through a lower subsidy. Without the inclusion of rent supplements, 50 units would be offered at 60% of Average Market Rent (AMR) and 45 units would be offered at 100% of AMR. Creation of the agreement would also mean that units would be accessed through the Access to Housing waitlist. The term sheet for the agreement is attached as Appendix “A” to Report HSC19060(a).

Table 1 Comparison of Rent Paid under RGI and Portable Housing Benefit Calculations

Income Source	RGI Calculation	Portable Housing Benefit Calculation
ODSP	\$109	\$497
OW	\$85	\$390
Employment Income - Assuming Income of \$25,000	\$625	\$612 at 60% AMR \$1021 at 100% AMR

When Council approved the sale of St. Matthew’s House’s properties in 2019 through HSC19015, Indwell was negotiating to purchase them. At the time the report went to Council, the sale had not been completed, but has been subsequently. The Council report approved moving the \$111,700 operating subsidy to the Hamilton Housing Allowance program to maintain the investment in affordable housing. The Housing Allowance program is not fully subscribed, so this funding can be transferred without adversely affecting any tenants.

When the plan to develop CHH’s Roxborough project was approved in Report HSC19034 Affordable Housing Demonstration Project, CHH relinquished 18 RGI subsidies as they had no other destinations within their portfolio. The report gave permission to the General Manager of Healthy and Safe Communities to transfer them to another community housing provider but did not specify a dollar amount. The value of the RGI subsidy attached to those 18 units was determined to be \$34,278.

Housing Services has approved a change in targets for CityHousing Hamilton’s Vanier Towers. The change from 100% RGI to 75% RGI and 25% Market was requested by CHH to support a greater income mix in the building. This furthers the work that has been done to introduce supports to the building and improve the quality of life for residents. The change in targets is accompanied with a reduction in subsidy. For the 75 units at Vanier this is calculated to be \$134,097.

The City of Hamilton, as Service Manager for Community Housing, is legally obligated to maintain service levels for rent-geared-to-income (RGI) housing. The *Housing*

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SUBJECT: Subsidy Transfer to Indwell’s Affordable Housing Project at 225 East Avenue North (HSC19060(a)) (Ward 3) - Page 6 of 6

Services Act, 2011 and its regulations are clear that only RGI assistance for provincial projects and municipally-funded portable housing benefits count toward the targets. municipally-funded portable housing benefits are calculated using the calculation described above. Since the same calculation will be used in the Indwell project at 225 East Avenue North, Housing Services will request that the province allow the 95 units operated by Indwell to count toward its Service Level Standard.

Table 2 – Summary of Units Counted toward Service Level Standard

RGI Subsidy Origin	Service Level/RGI
St. Matthews House	0 since transferred to housing allowance
Roxborough	18
Vanier Tower	75
Total Currently Claimed	93
Total Rent Supplements offered at 225 East Avenue Phase 1	84
Change in Net Units Under Service Level	-9

Table 2 shows that currently, the funding being transferred to rent supplements for Indwell’s project at 225 East Avenue North is associated with 93 RGI units for the purposes of reporting service level standards. If the province consents to counting the units towards Hamilton’s Service Level Standard, the creation of rent supplements at 225 East Avenue North would result in a net decrease of 9 units. The decrease stems from the fact that it is more expensive to provide deep affordability in new affordable housing developments because the rents are higher. Market rents in traditional social housing projects are generally constrained at no more than 80% of AMR.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

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

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to report HSC19060(a) – Rent Supplement Term Sheet

Term Sheet for Rent Supplement Agreement

225 East Avenue North

Landlord: Indwell Community Homes ("Indwell")

Rent Supplement Conditions

1. The Rent Supplements will be subject to the recipient entering into a rent supplement agreement ("RSA") containing such terms and conditions as set out within this term sheet.
2. The agreement shall have a duration of 20 years.
3. The rent supplement assistance shall be provided to households selected from the centralized waiting list (Access to Housing) maintained by the City of Hamilton.
4. The RSA and rent supplement assistance will only apply to the 95 units at 225 East Avenue North and that they cannot be applied to any other Indwell premises unless the General Manager, Healthy and Safe Communities Department ("GM"), in his sole discretion consents, and under such other terms and conditions as the GM and City Solicitor in their sole discretion require.
5. Rent will be calculated using the portable housing benefit calculations as determined by the City of Hamilton.
6. Indwell will be responsible for determining eligibility for assistance of tenants, calculating rent and collecting the tenant portion in the manner as determined by the GM in his sole discretion.
7. Indwell will provide reports to the City of Hamilton in a form and content satisfactory to the GM.
8. Assignment of the RSA will not be permitted unless the GM, in his sole discretion, consents and only in the following circumstances: (a) the property is sold to another provider of "non-profit housing" who enters into an assignment agreement with the City and Indwell agreeing to be subject to all of the terms and conditions of the RSA for the remainder of the term of those agreements and such other terms and conditions as the GM and City Solicitor in their sole discretion deem appropriate.
9. At all times during the term of the RSA the rents for 95 units covered by rent supplements will at no time be above 60% AMR for 50 of the units and 100% AMR for 45 units which may be adjusted prior to by the GM in his sole discretion when the final construction and operating budgets are produced.

Appendix "A" to Report HSC19060(a)

Page 2 of 2

10. Units subject to the RSA may increase rents annually within a tenancy by the Provincial Guideline amount as specified annually by the Ontario Ministry of Municipal Affairs and Housing. Higher increases may be permitted at the sole discretion of the GM following submission of a business case justifying the increase.
11. Such additional terms and conditions as determined by the GM and required by the City Solicitor in their sole discretion.
12. The agreement will commence upon the first of the month in which the first tenant moves in.



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	December 10, 2020
SUBJECT/REPORT NO:	Kiwanis Homes Down Payment Assistance Pilot Program (HSC20032(a)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Kirstin Maxwell (905) 546-2424 Ext. 3846 Brian Kreps (905) 546-2424 Ext.1782
SUBMITTED BY:	Edward John Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION(S)

That the General Manager of the Healthy and Safe Communities Department or his designate be authorized to enter into an agreement with Hamilton East Kiwanis Non-Profit Homes Inc. (Kiwanis) and any agreements and ancillary documentation required to deliver and administer the Kiwanis Homes Down Payment Assistance Pilot Program in a form satisfactory to the City Solicitor and content satisfactory the General Manager of the Healthy and Safe Communities Department in accordance with the Terms and Conditions set out in Appendix "A" to Report HSC20032(a), with all program administration carried out by Kiwanis or a third party retained by Kiwanis and consented to by the City, funded by a \$1.065 M investment including administration fees from the Down Payment Assistance Program Reserve (#112254) revolving loan fund.

EXECUTIVE SUMMARY

Hamilton East Kiwanis Non-Profit Homes Inc. (Kiwanis) is in the process of implementing its strategic plan which includes building 1,000 new units over 10 years. To fund this development Kiwanis plans to sell approximately 180 single-detached units.

As a pilot project, Kiwanis has proposed working with the City and the Hamilton Community Foundation (HCF) on an affordable down payment assistance program (DPAP) to sell these units to low income households. The Kiwanis Homes Down Payment Assistance Pilot Program (KDPAPP) will support the sale of 30-40 Kiwanis

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**SUBJECT: Kiwanis Homes Down Payment Assistance Pilot Program
(HSC20032(a)) (City Wide) - Page 2 of 6**

homes to qualifying social housing tenants, first targeting Kiwanis tenants who are paying market rent. The latest provincial DPAP program guidelines note that housing service managers should “give consideration to households residing in social housing but whose incomes have increased and are paying market rent.”

Each participating organization will contribute 10% of the purchase price of each home to a combined shared appreciation second mortgage worth a total of 30% of the purchase price. This second mortgage will significantly reduce the amount of the first mortgage and ongoing mortgage payments and ensures expensive Canada Mortgage and Housing Corporation (CMHC) mortgage insurance is not required. In lieu of ongoing payments, the shared appreciation second mortgage plus a relative share of the appreciation of the home’s value will be repayable at 10 years.

The City has \$1,185,695 of Federal-Provincial funds available in the revolving DPAP Reserve. Up to \$1.065 M of this fund would be used as the City’s contribution to the program, including an administration fee of \$5 K one-time and up-front and 0.45% of the City’s portion of the total mortgage value under administration annually for 10 years, and 0.15% of the City’s total mortgage value annually for an additional 10 years. Once a mortgage is discharged the associated administration fee will cease. As many DPAP purchasers discharge their mortgages early, it is not expected that the full \$1.065 M will be expended. Kiwanis will provide security for the funds and either carry out all program and shared appreciation mortgage administration themselves or retain a third party consented to by the City to carry out the administration. While the City has historically administered the DPAP itself, the Federal-Provincial program guidelines permit municipalities to contract the program administration to third parties.

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial:

The DPAP Reserve (#112254) is a revolving loan fund regularly replenished through repayment of down payment assistance forgivable loans previously provided to low-income households through Provincial and Federal investments to enable them to purchase homes. When the homes are sold or the mortgages are discharged for other reasons, the principal loan amount plus a portion of any capital appreciation is paid into the DPAP Reserve, which must be used for the DPAP or returned to the Province. The DPAP has been funded solely by the DPAP Reserve since 2013. As of November 13, 2020, the reserve had a balance of \$1,185,695.

The City contribution of \$1 M towards the KDPAPP with an additional total one-time administration fee of \$5 K up front, 0.45% of 1/3 of the total mortgage value under management annually for the first 10 years, and 0.15% of the City portion of the total mortgage value under management for an additional 10 years complies with the approved use of this reserve and is solely funded by the reserve fund with no levy implication. The administration fees will be funded solely from capital appreciation earned

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**SUBJECT: Kiwanis Homes Down Payment Assistance Pilot Program
(HSC20032(a)) (City Wide) - Page 3 of 6**

on previous second mortgages when they are discharged and repaid to the DPAP Reserve.

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

June 11, 2012 - Through Report CS11017(d) Council directed Staff to use future funds in the DPAP Reserve for down payment assistance in accordance with Provincial guidelines, targeted to priority neighbourhoods, which includes Ward 3.

July 8, 2016 - Council received a presentation from Kiwanis respecting a Proposal to Leverage former federal social housing projects that have been funded as Section 95 Properties to Create New Affordable Housing (Item 6.1) and directed staff respond in a report to the Emergency & Community Services Committee. The item was removed from the Outstanding Business List December 17, 2018.

February 2020 the Kiwanis Board of Directors approved the KDPAPP and allocated \$1 M as Kiwanis' contribution. The HCF also approved an investment of up to \$1 M in August 2020.

November 11, 2020 through Report HSC20032 Council approved the transfer of up to \$267,780 of social housing operating subsidy from the sale of up to 32 of these existing scattered units to rent supplements in units currently under construction at 6 – 14 Acorn Street for a duration of 20 years.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The KDPAPP meets numerous directions and targets set out in the Housing and Homelessness Action Plan, in particular, the target to increase new affordable ownership units by 5% annually.

The latest provincial DPAP program guidelines note that service managers should “give consideration to households residing in social housing but whose incomes have increased and are paying market rent.”

RELEVANT CONSULTATION

Finance and Administration staff have been consulted, confirmed the funds available in the Down Payment Assistance Program Reserve (#112254), and reviewed this report.

Legal Services staff have reviewed this report and Term Sheet.

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**SUBJECT: Kiwanis Homes Down Payment Assistance Pilot Program
(HSC20032(a)) (City Wide) - Page 4 of 6**

Kiwanis conducted a focus group in December 2019 with families living in the units to be sold to ascertain the level of interest in this initiative. The response and enthusiasm demonstrated considerable interest in the KDPAPP.

The Ministry of Municipal Affairs and Housing and the City of Toronto were consulted about this approach to the DPAP.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

A. The Proposal

As detailed in Report HSC20032 Kiwanis owns 180 single detached homes, primarily in Ward 3. While these homes are designated as rent-geared-to-income (RGI) units, approximately 30% of the tenants are paying market rent since their incomes have increased beyond the point of qualifying for RGI. As of December 2019, across all Kiwanis properties 250 tenants were paying market rent in RGI units. Frequently, tenants remain in social housing paying market rent and occupying an RGI unit because the cost of market rent or home ownership is out of reach.

In 2016, Kiwanis approached the City with their plan to sell many of their single detached homes gradually over the next 10 years to help fund the development of 1,000 new rental units. Single-detached homes are expensive to maintain and selling them can yield significant equity. This proposal pertains only to the first tranche of 30-40 sales. Kiwanis proposed the idea of working with the City on a DPAP to ensure these sales create affordable homeownership opportunities for their tenants and other low-income households.

The KDPAPP will provide a combined total of 30% of the purchase price of a Kiwanis home for eligible purchasers in the form of a single, second shared appreciation mortgage, funded equally (10% each) by the \$1 M investments from each of the DPAP Reserve managed by the City, the HCF, and Kiwanis.

Affordability of the purchases will be ensured by reasonable purchase prices, the provision of a shared appreciation second mortgage, and the savings on CMHC insurance premiums due to the down payment being more than 20%. There are no regular payments on a shared appreciation second mortgage. At the time of sale, defaults or other disposition of the home, if less than 10 years, the City will receive the principal amount and a portion of the capital appreciation relative to the mortgage's proportion of the purchase price to be re-loaned to future purchasers. If the City portion of the mortgage continues for 20 years, it will be fully forgiven as required by the provincial guidelines.

To manage the program, in accordance with the Terms and Conditions set out in Appendix "A" to Report HSC20032(a) the City will enter into an agreement with Kiwanis

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**SUBJECT: Kiwanis Homes Down Payment Assistance Pilot Program
(HSC20032(a)) (City Wide) - Page 5 of 6**

under which Kiwanis will provide a blanket security for the City's investment and Kiwanis or a third party they may retain if consented to by the City will administer all aspect of the program and second mortgages for the duration of the mortgages. Kiwanis will receive fees to administer the program and combined shared appreciation second mortgage over the 20 years. The Ministry of Municipal Affairs and Housing has confirmed that this approach is consistent with the program guidelines.

B. KDPAPP Program Details

The KDPAPP will comply with Federal-Provincial and City DPAP requirements as outlined in the Terms and Conditions set out in Appendix "A" to Report HSC20032(a). The following program guidelines are specific to the KDPAPP.

Eligible purchasers will be chosen in the following order of priority:

1. Tenants currently residing and paying market rent in a unit to be sold
2. Tenants paying market rent in another Kiwanis unit
3. Tenants paying market rent in other social housing units
4. Low-income purchasers in the broader community that meet all program requirements

Each home will be priced at the current market value at the time of sale, roughly estimated to be \$375,000, with a maximum purchase price for the KDPAPP of \$400,000 as outlined in the Terms and Conditions set out in Appendix "A" to Report HSC20032(a). Potential purchasers must qualify for a primary mortgage from a financial lending institution. The second mortgage will be a single shared appreciation mortgage in the amount of 30% of the purchase price funded equally by all three investor organizations. Homes will be sold until the \$1 M contribution from each investor is exhausted or 24 months, at which point the KDPAPP will end. Any additional contributions from the DPAP Reserve will require Council approval.

The Kiwanis and the HCF portions of the shared appreciation mortgage will be repayable at 10 years as preferred by Kiwanis and the HCF. However, the Provincial DPAP requirement is that the City funded mortgage be forgivable at 20 years (or longer). To address this discrepancy, the City portion of the mortgage may remain for up to a second 10-year term mortgage, at the end of which will be forgiven. Given the number of previous DPAP participants who have discharged their DPAP mortgages prior to the 10 year mark, it is not anticipated that many households will still have an outstanding mortgage at 10 years.

The risk of potential high repair costs that could create severe financial challenges for low-income purchasers will be minimized. Recent assessments of a sample of the Kiwanis homes indicate that they are in good condition as a result of continued investment by Kiwanis. In addition, Kiwanis will inspect each home prior to the purchase

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**SUBJECT: Kiwanis Homes Down Payment Assistance Pilot Program
(HSC20032(a)) (City Wide) - Page 6 of 6**

and ensure all significant repairs are completed. Home inspections by an agent of the purchasers will also be required prior to the sale.

C. Analysis

The DPAP has always been run on a first come first served basis. In recent years, increasing house prices have made it difficult to award funding as the required down payment and incomes to support payments are too high. The homes in the KDPAPP will be relatively affordable and the program accessible to people with lower incomes. Therefore, focusing a large portion of the funds in the Revolving Loan Fund on a program exclusively for Kiwanis' home sales is justified. With \$1 M allocated to the KDPAPP, at the time of writing \$185,695 of the Revolving Loan Fund remains to be allocated, with additional funds continually deposited. Funds will be available for future programs.

The investment in the KDPAPP meets several housing goals in one program. It will serve lower-income households than is currently possible with the DPAP programs due to the lower price of the Kiwanis homes and larger second mortgages made possible by the matching investments from the Hamilton Community Foundation and Kiwanis.

Additionally, by targeting households paying market rent in RGI units, the KDPAPP has the potential to free up RGI units for households on the Access to Housing Waitlist. The KDPAPP will enable social housing tenants to purchase a home, improve their financial independence over the long term, and remain in their neighbourhood in spite of rapidly increasing home prices and rents. It also supports Kiwanis in their efforts to raise capital to develop new affordable housing.

ALTERNATIVES FOR CONSIDERATION

None

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

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APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report HSC2009(a): Terms and Conditions for Three-Party Agreement
Between the City, Kiwanis, and
Homeownership Alternatives

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Term Sheet for Agreement Between the City and Hamilton East Kiwanis Non-Profit Homes, Inc. for Funding, Management and Administration of the Kiwanis Down Payment Assistance Pilot Program

This Term Sheet summarizes the principal terms of a proposed agreements for the funding, management and administration of the Kiwanis Down Payment Assistance Pilot Program between the City and Hamilton East Kiwanis Non-Profit Homes Inc. ("Kiwanis").

- A. Kiwanis will ensure the following services are provided in the management and administration of the Kiwanis Down Payment Assistance Pilot Program (KDPAPP) and shared appreciation mortgages:
 1. The administrative services to be provided for the KDPAPP include managing the program application process, the sale of the Kiwanis units and mortgage registration, on-going management of the program, and management of the combined shared appreciation mortgage, to the satisfaction of the General Manager of the Healthy and Safe Communities Department or his designate in general accordance with historical City practices administering the Down Payment Assistance Program, and agreed to by the City, Kiwanis, and the Hamilton Community Foundation.
 2. In exchange for these services Kiwanis will be remunerated by the City as follows:
 - a. one-time single program set-up fee for all shared appreciation mortgages of \$5 K payable at the same time of the advance of the \$1 M of funding for down payment assistance;
 - b. an annual administration fee of 0.45% of the City's portion of the total of the shared appreciation mortgages value under administration based on the total value of the shared mortgages existing on January 1 and July 1 of each administration for the lesser period of 10 years or the date upon which all of the shared appreciation mortgages are paid, payable semi-annually;
 - c. commencing on date that is 11 years from the anniversary of the date the agreement between the City and Kiwanis takes effect, an annual administration fee of 0.15% of the City's portion of the total shared appreciation mortgages value under administration based on the total value of the shared appreciation mortgages existing on January 1 and July 1 of each administration year for the lesser period of 20 years or the date upon which all of the shared appreciation mortgages are paid, payable semi-annually.
 - d. The annual administration fees will be payable semi-annually, no later than 20 days after July 31 and December 31 of the administration year,

until the termination of the agreement or the repayment of the last mortgage, whichever comes first.

- e. The maximum amount of administration fees payable by the City to Kiwanis shall in no circumstances exceed \$65 K.

B. Funding & Security Terms

1. \$1 M will be provided to Kiwanis in a single advance once all agreements have been executed and the security has been registered for 24 months. These funds are to be used for the KDPAPP after which time any funds not used for the KDPAPP are to be returned to the City.
2. Kiwanis will provide security to the benefit of the City for the entirety of the funding provided by the City for down payment assistance through the KDPAPP for \$1 M. The City will release portions of the security provided by Kiwanis at 5, 10, and 15 years based on the value of the mortgages that have been paid out.
3. Kiwanis will hold the shared appreciation mortgages.

C. Agreement Terms

1. The agreement between the City and Kiwanis will remain in place for the earlier of 20 years from the date of the last mortgage registration or until the last mortgage is discharged.
2. Kiwanis may enter into separate agreements with a third party for the administration of the KDPAPP on terms and conditions approved by the General Manager of the Healthy and Safe Communities Department or his designate and consistent with the terms and conditions in this term sheet.
3. Kiwanis shall enter into a separate agreement with the Hamilton Community Foundation which requires that funds provided for the KDPAPP be used on the same terms and conditions as contained in this term sheet and shall not conflict this term sheet.
4. Kiwanis will indemnify the City in accordance with current City practice.
5. Kiwanis and all purchasers will be required to meet insurance requirements set by the City Risk Management Department.

D. Eligibility Criteria

1. Purchaser households are required to be over the age of 18, rent in Hamilton for at least the last 6 months, not currently own a home or property, be a legal resident of Canada, intend this home as their one and only residence, not be in a spousal relationship with a person that has any form of interest in ownership of

a property, and be pre-approved for a mortgage from a Canada Mortgage and Housing Corporation (CMHC) approved lender.

2. The maximum total annual household income of purchasers is the 60th income percentile of renters in Hamilton.
3. The maximum home price is \$400,000 or such greater amount as determined by the General Manager of the Healthy and Safe Communities Department or his designate from time to time.

E. Purchaser Selection

1. Purchaser households will be selected by Kiwanis in the following order of priority:
 - a. Tenants currently residing and paying market rent in a unit to be sold
 - b. Tenants paying market rent in another Kiwanis unit
 - c. Tenants paying market rent in other social housing units
 - d. Low-income purchasers in the broader community that meet all program requirements

F. Application and Purchase Process

1. Kiwanis will ensure purchasers will be provided education about homeownership and the home buying process, including financial aspects.
2. Purchasers will be required to have an independent home inspection completed by an accredited professional prior to finalizing the agreement of purchase and sale.

G. Purchaser Loan Conditions

1. Purchasers will be provided assistance in the form of a second shared appreciation repayable mortgage for up to 10 years in the maximum amount of 30% of the purchase price of the home, with 10% funded by each investor.
2. No regular interest will be payable, but at the time of discharge of the mortgages the purchasers shall repay the principal plus a total of 30% of the capital appreciation of the home commensurate with the portion of the purchase price funded by the shared appreciation mortgage. Mortgage prepayments of a minimum of \$500 are acceptable.
3. Regardless of when the Kiwanis and Hamilton Community Foundation funded portion of the shared appreciation mortgage is required to be paid out, the City

portion may continue up to a total of 20 years, at which point the loan will be forgiven. No portion of the City portion of the mortgage is forgivable prior to 20 years.

4. Purchasers must maintain insurance on the home, ensure taxes are paid, maintain the home according to property standards.
5. Terms regarding the administration of the Kiwanis Down Payment Assistance Pilot Program may be amended with the consent of the General Manager of the Healthy and Safe Communities Department or his designate to address unanticipated or extenuating circumstances.

H. Additional Provisions will address matters including, but not limited to:

1. Events of mortgage default
2. Mortgage postponement and discharge provisions
3. Confidentiality and MFIPPA
4. Documentation requirements
5. Monitoring requirements
6. Other terms and conditions as determined by the General Manager of the Healthy and Safe Communities Department or his designate and the City Solicitor.



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	December 10, 2020
SUBJECT/REPORT NO:	Service Manager Consents for CityHousing Hamilton's Development Reset (HSC20055) (Wards 2 and 4)
WARD(S) AFFECTED:	(Wards 2 and 4)
PREPARED BY:	Brian Kreps (905) 546-2424 Ext. 1782 Kim Ryan (905) 546-2424 Ext. 6285
SUBMITTED BY:	Edward John Director of Housing Services Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION(S)

- (a) That Service Manager consent be provided for CityHousing Hamilton affordable housing projects at 55 Queenston Rd. Phase 1 and 106-104 Bay St. N. (Bay-Cannon Phase 1), as described in Appendix "A" to Report (HSC20055) proceed;
- (b) That the General Manager of the Healthy and Safe Communities Department be authorized and directed to enter into, execute and administer an operating agreement with CityHousing Hamilton for their affordable housing project at 55 Queenston Rd. - Phase 1 to reflect the use of up to \$13.09 M from the Sold Units Reserve in accordance with the terms and conditions contained in the Term Sheet attached as Appendix "B" to Report HSC20055, in a form satisfactory to the City Solicitor;
- (c) That the General Manager of the Healthy and Safe Communities Department be authorized and directed to enter into, execute and administer an operating agreement with CityHousing Hamilton for their affordable housing project at 106-104 Bay St. N. - Phase 1 to reflect the use of up to \$2.1 M from the proceeds of the sale of a portion of the Jamesville property in accordance with the terms and

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SUBJECT: Service Manager Consents for CityHousing Hamilton's Development Reset (HSC20055) - Page 2 of 7

- conditions contained in the Term Sheet attached as Appendix "C" to Report HSC20055, in a form satisfactory to the City Solicitor; and,
- (d) That Housing Services Division staff be directed to bring a report to Emergency and Community Services Committee by the end of Q2 of 2021 outlining the operating requirements for these projects and identify any additional funding required or re-allocation of existing funding from the City of Hamilton for CityHousing Hamilton's affordable housing projects at 106-104 Bay S. N. Phase 1 and 55 Queenston Rd. Phase 1.

EXECUTIVE SUMMARY

As part of its updated development strategy, CityHousing Hamilton's (CHH) board has approved a 40-unit affordable housing development 55 Queenston Rd. and a 55-unit affordable housing development at 106-104 Bay St. N. In order to proceed, the City of Hamilton, as Service Manager, must provide overall consent for the projects. The consent process allows for the review of the projects to ensure that the needs of any existing tenants (if applicable) are met, that all financial obligations relating to properties being sold are discharged and that the province's interest in maintaining public investment in community housing is addressed.

Consent for the development of CHH's affordable housing development project at 55 Queenston Rd. is recommended as is consent for CHH to use up to \$13.09 M from its Sold Units Investment Fund as an equity contribution toward the development. The full cost of the project will be \$21,613,546 and will be funded through the equity from the sale of units, debt and funding from the Canada Mortgage and Housing Corporation's (CMHC's) Co-investment fund. Construction planning has not begun for this project and completion is not anticipated before 2025.

Consent was previously granted in Report CES16053 for CHH to sell up to 100 scattered units with the requirement that they be replaced at a 1:1 ratio. This project will help fulfil the commitment to replace the scattered units that were sold. No consent issues have been identified for the project at 55 Queenston Rd. The creation of an operating agreement for the project at 55 Queenston Rd. is recommended because the property will fall outside of existing housing programs under the *Housing Services Act, 2011*. The Term Sheet for this operating agreement is attached as Appendix "B" to Report HSC20055.

Consent is also recommended for CHH's new affordable housing development at 106-104 Bay St. N. to proceed as is consent for CHH to use \$2.1 M in proceeds from the sale of part of its Jamesville project toward construction costs. The full cost of the project is \$25,097,200 and will be funded through a portion of the proceeds of the sale from Jamesville, Poverty Reduction Funds, Development Charges, block funding, debt and CMHC co-investment funding. This project will help achieve the replacement of 45

SUBJECT: Service Manager Consents for CityHousing Hamilton's Development Reset (HSC20055) - Page 3 of 7

of the 91 units from the redevelopment of the Jamesville project. No consent issues have been identified. As the new project at 106-104 Bay St. N. is not governed by an operating agreement with the Service Manager, one will need to be created and approved. The Term Sheet for this operating agreement is attached as Appendix "C" to Report HSC20055. Construction planning will soon get underway and completion is anticipated in 2024.

Service Manager consent is also required for CHH to take on debt relating to the developments. This consent will be contained in Report FCS19068(a) which will go to Audit, Finance and Administration Committee on December 10, 2020.

The Housing Services Division will work with CHH to bring a report to the Emergency and Community Services Committee in the first half of 2021 outlining the operating requirements for these projects and to identify any additional funding required or re-allocation of existing funding from the City of Hamilton to operate these projects.

Alternatives for Consideration – N/A

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: If approved, CityHousing Hamilton will be allowed to use up to \$13.09 M of the proceeds from the sale of its single and semi-detached units as equity toward the development of 55 Queenston Phase 1. This funding is in CityHousing Hamilton's Sold Units Investment Fund and does not affect the City of Hamilton's budget directly.

If approved, CHH would be allowed to use \$2.1 M of the proceeds from the sale of a portion of the Jamesville project toward the construction costs of the development at 106-104 Bay St. N.

If approved by the Audit, Finance and Administration Committee on December 10, 2020 in Report FCS19068(a), CHH would be allowed to take on up to \$4.2 M of debt to develop its Queenston Phase 1 project. Approval is being sought through a separate report to the Administration and Finance Committee for the City of Hamilton to guarantee the debt.

Neither building will be completed until at least 2024 so the City of Hamilton's operating budget will experience no impacts prior to that date.

Staffing: N/A

Legal: N/A

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HISTORICAL BACKGROUND

CHH requested and was provided Service Manager consent through Report CES16053 to sell 100 single and semi-detached units. CHH also provided their plan to sell these units and reinvest the revenue into the development of new higher density housing. The revenue generated from the sale was required to be reinvested into the development of new units that replace the sold units on a 1:1 basis (at a minimum). Higher density housing, such as townhouses and apartments, is more cost effective to operate and can be developed in a manner that better meets the needs of the community and creates buildings that reflect the City's commitment to energy efficiency, environmental stewardship and improved value for taxpayers' dollars.

At the July 18, 2017, CityHousing Hamilton Board meeting, CHH highlighted the potential development opportunities to help revitalize the current aging housing stock in CHH Report #17021(a). This strategy included using the proceeds of the sale of 100 singles and semi-detached units to help finance future development.

In response to CHH Report #17021(a), the CHH Board directed staff to prioritize a site list and recommendation on the potential development opportunities. In March 2018, the Board approved the recommended development plan through CHH Report #17021(b) which include the following five developments:

- 500 MacNab St N (MacNab)
- 55 Queenston Rd Phase 1 (Queenston)
- 104-106 Bay St N (Bay-Cannon)
- 253 King William St (Wellington-King William)
- 701 Upper Sherman Ave, unused portion (Macassa)

Since the original plan was approved, development costs increased significantly. In response, CHH engaged a consultant to review the development strategy. With the original project costing estimated in 2017, major increases in construction costs have since resulted in market escalation driving project cost increases. In September 2020 through CHH Report 17021(c), CHH reviewed the costing and design strategies of new development of other affordable housing providers and cost consultants to gain a better understanding of industry expectations.

The proposed approach to address market escalations and potential future variability, includes the sequencing of the first phases of Bay-Cannon and Queenston immediately, while budgeting for the sources of fund to include the estimated CMHC Co-Investment Fund contribution and using the options of current project specific serviceable debt capacity over an extended amortization period.

SUBJECT: Service Manager Consents for CityHousing Hamilton’s Development Reset (HSC20055) - Page 5 of 7

At its September 29, 2020 meeting, CityHousing Hamilton’s Board approved a revised development strategy based on updated costing figures. Key to this strategy is approval for the Bay-Cannon Phase 1 and 55 Queenston projects to proceed. The approval also includes the ability to take on debt, encumber properties.

At its December 10, 2020 meeting, the Audit, Finance and Administration Committee will receive Authority to Negotiate and Place a Debenture Issue(s) for CityHousing Hamilton Corporation (CHH) Projects (FCS19068(a)). This report contains several recommendations that authorize the Request for the authority to negotiate, secure and guarantee debenture issues, where required, for CHH debt of \$8,144,000.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The *Housing Services Act, 2011* (“Act”) designates the City of Hamilton as the Service Manager for Community Housing within the City boundaries. It also specifies that certain changes to any of the Designated Housing Projects under the Act require the consent of the City as Service Manager. This includes the following:

- transfers of certain housing projects and Local Housing Corporations (LHCs);
- mortgaging of housing projects;
- redevelopment of housing projects; and,
- Service Level Standard changes (both increase or decrease to the targeted number of Rent-Geared-to-income units).

Funding and performance of listed projects as well as the Service Level Standards are reported annually to the province in our Service Manager Annual Information Report.

RELEVANT CONSULTATION

CityHousing Hamilton has reviewed the consents and background information and agree they accurately represent their plans.

Legal Services has highlighted the need to tie all requirements relating to the development and performance of the new developments in the Operating Agreements for the two new developments.

ANALYSIS AND RATIONALE FOR RECOMMENDATIONS

CityHousing Hamilton’s (CHH) board has approved proceeding with development of 106-104 Bay S. N. Phase 1 and 55 Queenston Rd. Phase 1. Overviews of both projects appear in Appendix “A” to Report HSC20055. As Service Manager for Social Housing, the City of Hamilton must provide several Consents.

SUBJECT: Service Manager Consents for CityHousing Hamilton's Development Reset (HSC20055) - Page 6 of 7

The first recommendation is a general consent for CHH to undertake the development projects. It is recommended that consent be provided for these projects. Provincial Directives state that the Service Manager is to consider the impact on existing tenants. Neither project is a redevelopment of an existing site, so no existing tenants will need to be relocated.

The second Provincial Directive is evaluating these requests is the impact on the City's required RGI service levels and the Provincial Interest in affordable housing. These projects will help renew CHH's aging housing stock and help maintain service levels. The development at 55 Queenston Phase 1 was approved to be 40-unit development with no net new units. These units will replace some of the 100 single and semis that have been sold. The remaining 60 units will be replaced through other projects in CHH's development strategy.

To help maintain current service levels, CHH requested authorization through CHH Report #18014 on September 20, 2018, for permission to develop a 55-unit residential apartment building at Bay Cannon. 45 of the units will replace a portion of the 91 units that are part of the Jamesville project that is undergoing redevelopment. The remaining 46 units will be integrated into the new building at the Jamesville site. The additional 10 units at Bay/Cannon would be moderately affordable market rentals at 100% Median Market Rent would represent a net increase in the number of units, although they would not count toward the service level standard because they are not RGI.

Another significant criterion is evaluation of risk associated with the project. Both projects will involve some environmental remediation which has already been budgeted within the construction costs thus mitigating risk. Another component of reviewing financial risk is determining if any outstanding provincial obligations remain. The debenture for all 100 units of single and semi-detached housing sold was paid off so no obligation remains. Nor is there any debt repayable to provincial/federal capital programs guaranteed by an agreement with the City.

Another important part of the Service Manager consent is the opportunity to highlight legal and financial issues in the development process. CHH will be pursuing an application to exempt both properties from municipal property taxes. Housing Services Division staff will work with CHH to bring a report to Council requesting that these properties be included under the Municipal Facilities By-law.

The second Consent is for CHH to use the proceeds of the sale of its single and semi-detached units toward construction costs at the 55 Queenston project. It is recommended that consent be given as the expenditure will provide up to \$13.09 M of equity for CHH's project at 55 Queenston Phase 1, so it is consistent with permission that was granted to sell the units. The development of this project will help CHH replace the sold units which it is required to do at a 1:1 ratio. An operating agreement would

SUBJECT: Service Manager Consents for CityHousing Hamilton's Development Reset (HSC20055) - Page 7 of 7

need to be created for the project at 55 Queenston Phase 1 to specify the expectations for the City and CHH. The agreement would be based on the Terms Sheet attached as Appendix "B" to HSC20055.

The third Consent is to allow CHH to use \$2,669,700 in proceeds from the sale of Jamesville toward the project costs at 106-104 Bay St. N. The Jamesville project was developed originally under the provincial Public Housing Program. An operating agreement would need to be created to specify the expectations for the City and CHH. The agreement would be based on the Terms Sheet attached as Appendix "C" to HSC20055. This would be done at a 1:1 ratio.

The City, as Service Manager, is required to provide consent to Housing Providers wishing to take on debt. Report FCS19068(a) is being brought to the Finance, Administration and Audit Committee on December 10, 2020 which seeks approval for CHH to take on additional debt. The Housing Services Division has consulted with the with Corporate Services Department, Financial Planning, Policy and Administration Division and CHH and there is confidence to rely on their expertise in debt management in order to fulfil the required approval to take on additional debt.

ALTERNATIVES FOR CONSIDERATION

N/A

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

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

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report HSC20055: Overview of CityHousing Hamilton's Bay/Cannon Phase 1 and 55 Queenston projects

Appendix "B" to Report HSC20055: Term Sheet for Operating Agreement with CHH for 55 Queenston Rd.

Appendix "C" to Report HSC20055: Term Sheet for Operating Agreement with CHH for 106-104 Bay St. S.

Bay Cannon

Overview

CityHousing Hamilton's (CHH) is pursuing the development of the Bay-Cannon site for two phases of innovative downtown Hamilton infill, delivering deeply affordable, near-net zero, community-focused housing for families and singles/couples.

The development will be a 55 unit building of 35 1-bed and 20 3-bed units, which was informed by the findings of a market assessment along with a feasibility study. The first phase of Bay-Cannon is proposed to accommodate the transfer of 45 RGI units from the Jamesville site which is undergoing redevelopment, as well as include 10 additional moderately affordable market units, with the second phase unit allocation yet to be determined.

Background

106-104 Bay Street North (Bay-Cannon) was made available by the City of Hamilton through their Affordable Housing Land Disposition Strategy and was identified in Report 17021(b) for the relocation of 45 RGI units from Jamesville, as it is in proximity to Jamesville and ideally suited for a development that both incorporates this amount of RGI units as well as additional moderately affordable units.


The Jamesville redevelopment, as detailed in Report #17007(a) on September 25, 2018, summarizes the research and rationale for relocation of 45 RGI units. A Feasibility Study with Options Studies were underway from February 6, 2018. They provide physical and financial modelling that has informed the recommendations presented in this Report.

Through Report #18004, CHH's board approved the transfer of the 45 units from Jamesville as well as the creation of approximately 10 moderately affordable market rentals at 100% MMR. Outlining the design plan for this development.

With the original project costing completed in 2017, CHH prepared a review of the financial costs of their 5 new developments projects, which included a market survey of current affordable housing developments, professional quantity surveyor costing of schematic designs, internal and industry analysis based on the current construction market in Report 17021(c).

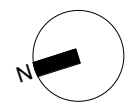
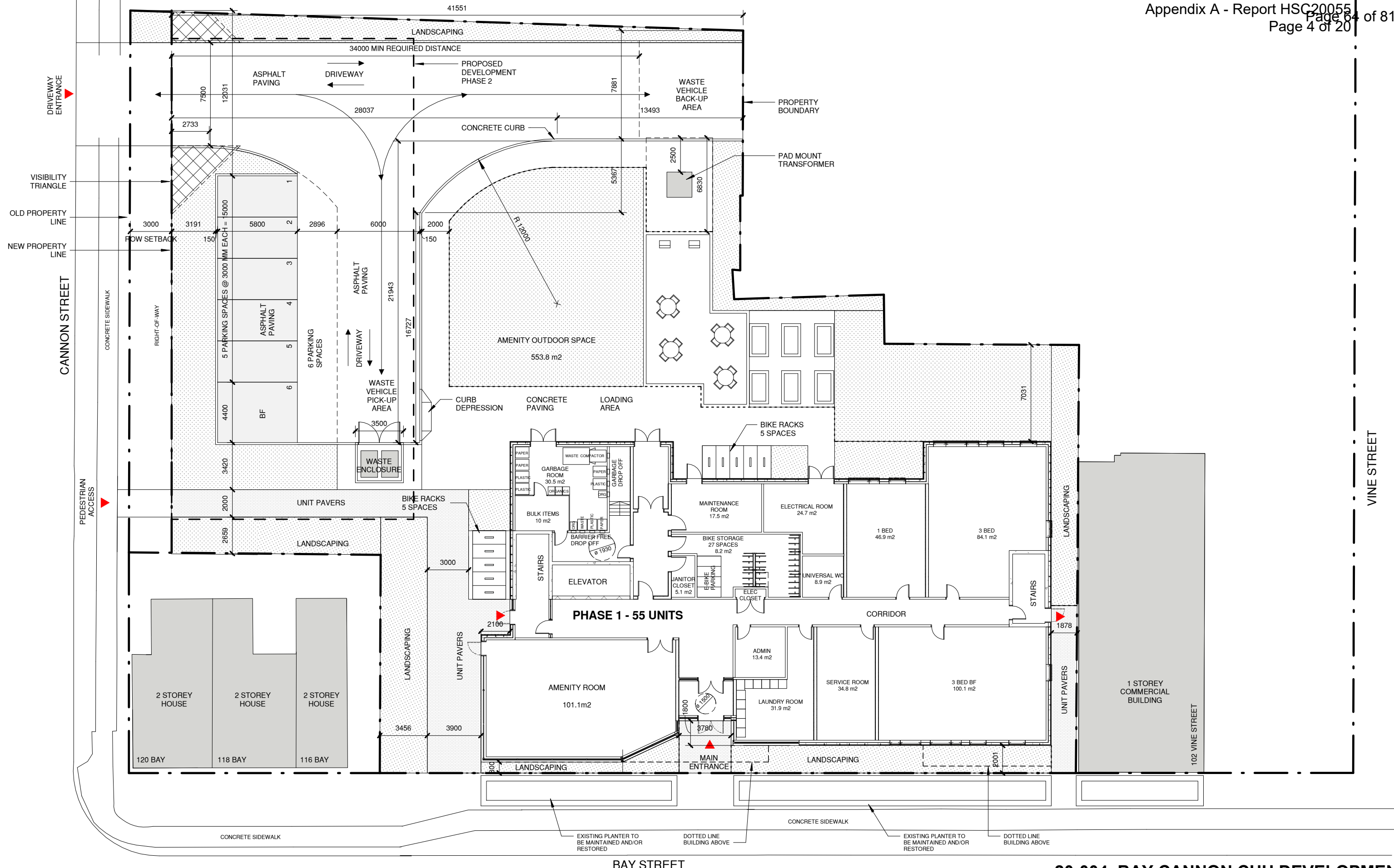
Major increases in construction costs have resulted in market escalation that substantially deviated from the norm, driving project cost increases. To further account for the volatility in the market, the variability inherent in a costing exercise, and future potential escalations, additional contingency and escalation were included which have resulted in an estimated project cost of \$25,097,200. CHH staff recommended and the Board has approved they proceed with Bay-Cannon Phase 1.

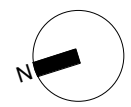
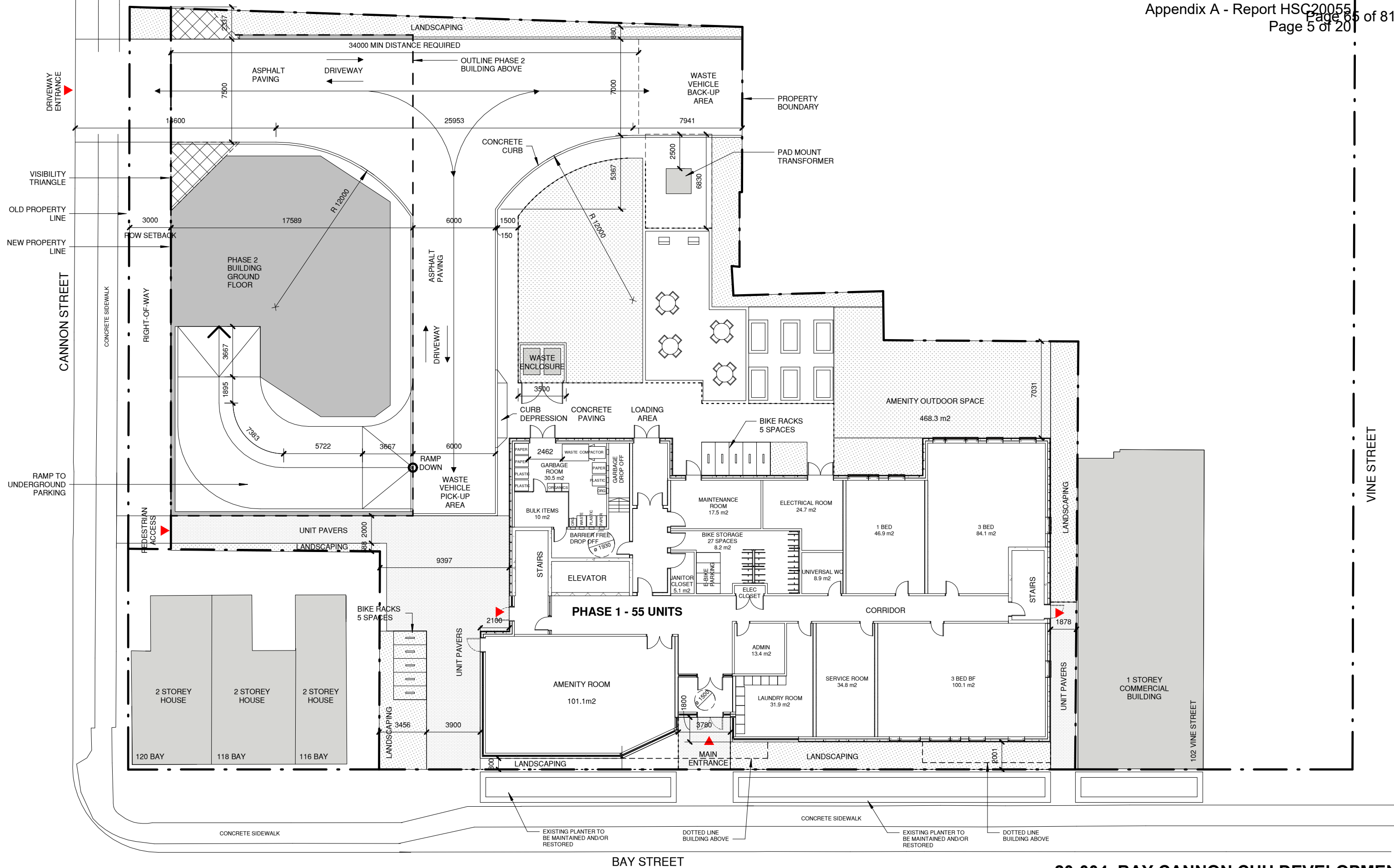
Development Summary

Unit Configuration	55 Units (35-1bd, 20-3bd)
RGI Units	45 RGI units transfer from Jamesville
Project Cost	\$25,097,200
Previous Related Reports 	17007, 17021, 17021(b), 17021(c), 18004

Proforma - Project Costs Based on QS and Budget with Escalation

	Bay-Cannon
Project Cost	25,097,200
Per Unit Cost	456,313
Identified Sources of Funds:	
Poverty Reduction Funds	3,500,000
Development Charges	515,388
Block Funding	2,669,700
Transfer from Jamesville	2,100,000
Sold Unit Funds	
Total Funding	8,785,088
Debt:	
Debt required	16,312,112
Maximum Serviceable Debt	6,200,000
Shortfall	- - 10,112,112.
Approved Debt Per Report 17021(b) Appendix A	8,533,000
Max Serviceable Debt (S) Requested Report 17021(c)	0
Potential Funding – Plan A	
Expected CMHC funding (20%)	5,019,440
Jamesville Development Funds	5,092,672
	-





20-004 BAY CANNON CHH DEVELOPMENT
DRP PRESENTATION - SITE PLAN GROUND FLOOR PHASE 1&2

Queenston

Overview

CityHousing Hamilton’s (CHH) is pursuing the development of 55 Queenston, which is envisioned as a two-phase project which will contribute to neighbourhood renewal through an integrated mixed-income and mixed-use development.

The first phase of the development will be a 40 unit mid-rise residential apartment complex with 25 1-bed and 15- 3 beds. To ensure low operating and asset renewal costs, along with enhanced tenant comfort, the building will exceed energy standards set out by the building code and include comprehensive accessibility measures built in from the start.

Background

CHH is revitalizing their current portfolio through the sale of single and semi-detached units and reinvesting into better quality and more financially sustainable housing. In July 2017, CHH was approached about the opportunity for purchasing the former City Motor Hotel site at 55 Queenston Rd as an affordable housing development.

With the site’s ideal location for CHH to rebuild sold units due to its excellent transit connectivity, its continuation of social housing in the East End, as well as the fair market value of the land, CHH requested authorization to enter into negotiations with the City of Hamilton to purchase the property in Report 17022. In December 2017, a motion went to GIC regarding the sale of the property.

The project costs were estimated in 2017 as part of Report 17021(b) and reviewed in 2020 as part of CHH development reset study in Report 17021(c). Due to the major increases in construction as well as the volatility in the market due to COVID 19, additional contingency and escalation were included which have resulted in an estimated project cost of \$21,613,546. With this increase in project costs, CHH recommended that they proceed with Bay-Cannon Phase 1 due to their viability and ability to accommodate a second phase on site.

Development Summary

Unit Configuration	40 Units (25 1bd, 15-3bd)
RGI Units	40 Units from Sold Unit
Project Cost	\$21,613,546
Previous Related Reports	17021, 17021(b), 17021(c), 17022, 17040

Proforma - Project Costs Based on QS and Budget with Escalation

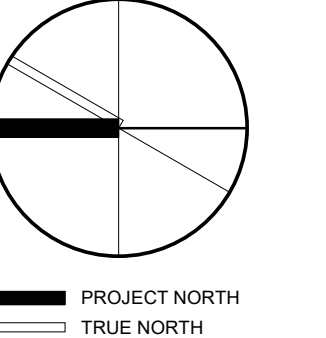
	Queenston
Project Cost	21,613,546
Per Unit Cost	540,339
Identified Sources of Funds:	
Poverty Reduction Funds	-
Development Charges	-
Block Funding	-
Transfer from Jamesville	-
Sold Unit Funds	13,090,837
Total Funding	13,090,837
Debt:	
Debt required	8,522,709
Maximum Serviceable Debt	4,200,000
Shortfall	- 4,322,709
Approved Debt Per Report 17021(b) Appendix A	-
Max Serviceable Debt (S) Requested Report 17021(c)	4,200,000
Potential Funding – Plan A	
Expected CMHC funding (20%)	4,322,709
Expected CMHC funding- Jamesville	-



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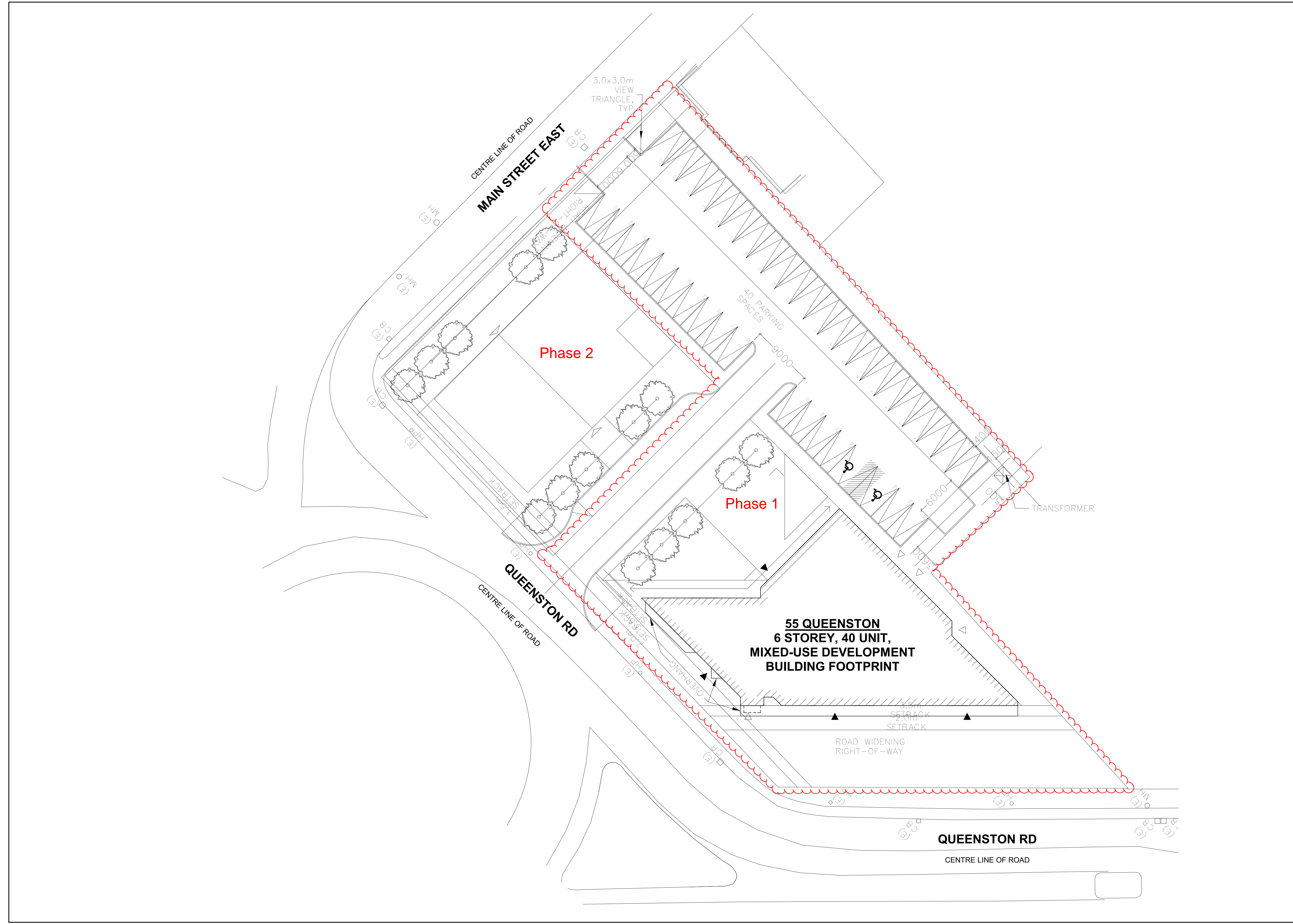
REV.	DESCRIPTION	DATE



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PROJECT NAME:	55 QUEENSTON REDEVELOPMENT
PROJECT ADDRESS:	55 QUEENSTON ROAD, HAMILTON, ON, L8K 1E8
PROJECT NO.:	19040
DRAWING TITLE:	SITE PLAN
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	10/29/20
SCALE:	1 : 250
DRAWING NO.:	A1.0

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Term Sheet for Community Housing Operating Agreement

55 Queenston Rd.

Landlord: CityHousing Hamilton ("CHH")

Operating Agreement ("OA") Terms and Conditions

1. Funds are used for costs related to the remediation of the site, planning, and construction of the above-mentioned affordable housing project.
2. The agreement commences the date it is signed.
3. The General Manager of Healthy and Safe Communities must be informed of changes to construction timelines.
4. Permission shall be required from the City of Hamilton, as Service Manager, to encumber this property.
5. Permission shall be required from the City of Hamilton, as Service Manager, to sell or otherwise dispose of this property.
6. The agreement shall have a duration of 40 years.
7. A minimum of 40 rent-geared-to-income (RGI) units will be provided in this building.
8. Tenants receiving RGI subsidy shall be entitled to the same access and use of all building amenities.
9. Households moving into rent-geared-to-income units will be selected from the centralized waiting list (Access to Housing) maintained by the City of Hamilton.
10. CHH shall be responsible for calculating and collecting rent.
11. CHH will provide reports to the City in a manner outlined by the City regarding compliance with RGI targets in a form and content satisfactory to the GM in his sole discretion.
12. Assignment of the OA will not be permitted unless the GM, in his sole discretion, consents and only in the following circumstances: (a) the property is sold to another provider of "non-profit housing" who enters into an assignment agreement with the City and Indwell agreeing to be subject to all of the terms and conditions of the RSA for the remainder of the term of those agreements and such other terms and conditions as the GM and City Solicitor in their sole discretion deem appropriate.

Appendix “B” to Report HSC20055

Page 2 of 2

13. Maximum rents shall be no more than 100% Median Market Rent for the CMHC Zone in which the building is located.
14. Units subject to this agreement may increase rents annually within a tenancy by the Provincial Guideline amount as specified annually by the Ontario Ministry of Municipal Affairs and Housing. Higher increases, if allowed by Ontario law, may be permitted at the sole discretion of the GM following submission of a business case justifying the increase.
15. Such additional terms and conditions as determined by the General Manager of Healthy and Safe Communities and required by the City Solicitor in their sole discretion.

Term Sheet for Community Housing Operating Agreement

106-105 Bay St. N.

Landlord: CityHousing Hamilton ("CHH")

Operating Agreement ("OA") Terms and Conditions

1. Funds are used for costs related to the remediation of the site, planning, and construction of the above-mentioned affordable housing project.
2. The agreement commences the date it is signed.
3. The General Manager of Healthy and Safe Communities must be informed of changes to construction and occupancy timelines.
4. Permission shall be required from the City of Hamilton, as Service Manager, to encumber this property.
5. Permission shall be required from the City of Hamilton, as Service Manager, to sell or otherwise dispose of this property.
6. The agreement shall have a duration of 40 years.
7. A minimum of 45 rent-geared-to-income (RGI) units will be provided in this building.
8. Tenants receiving RGI subsidy shall be entitled to the same access and use of all building amenities.
9. Households moving into rent-geared-to-income units will be selected from the centralized waiting list (Access to Housing) maintained by the City of Hamilton.
10. CHH shall be responsible for calculating and collecting rent.
11. CHH will provide reports to the City in a manner outlined by the City regarding compliance with RGI targets in a form and content satisfactory to the GM in his sole discretion.
12. Assignment of the OA will not be permitted unless the GM, in his sole discretion, consents and only in the following circumstances: (a) the property is sold to another provider of "non-profit housing" who enters into an assignment agreement with the City and Indwell agreeing to be subject to all of the terms and conditions of the RSA for the remainder of the term of those agreements and such other terms and conditions as the GM and City Solicitor in their sole discretion deem appropriate.

Appendix “C” to Report HSC20055

Page 2 of 2

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15. Such additional terms and conditions as determined by the General Manager of Healthy and Safe Communities and required by the City Solicitor in their sole discretion.



INFORMATION REPORT

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	December 10, 2020
SUBJECT/REPORT NO:	Impact of Provincial Rent Freeze on Social Housing Providers (HSC20060) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Brian Kreps (905) 546-2424 Ext. 1782 Patrick O'Neill (905) 546-2424 Kim Ryan (905) 546-2424 Ext. 6285
SUBMITTED BY:	Edward John Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

COUNCIL DIRECTION

None

INFORMATION

In October 2020, the province announced a rent freeze for most residential tenants covered by the *Residential Tenancies Act, 2006*. The rent freeze rescinded the provincial rent increase guideline for 2021 of 1.5% meaning that most residential landlords could not increase rents. The intention was to protect Ontario tenants who may have experienced financial losses during the Covid-19 pandemic.

A consequence of the rent freeze is a reduction in revenue for Social Housing Providers. It is estimated that the reduction in revenue will cost Hamilton's Social Housing Providers approximately \$1.68 M in 2021.

CityHousing Hamilton (CHH) alone estimates the rent freeze will reduce their revenue by \$1,148,639 across their Social Housing and market rent properties. It is estimated the rent freeze will reduce revenue for Hamilton's other 37 Social Housing providers'

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**SUBJECT: Impact of Provincial Rent Freeze on Social Housing Providers
(HSC20060) (City Wide) - Page 2 of 2**

provincial projects by \$540,611. This is a conservative figure as it does not reflect Social Housing Providers' federal or market rent projects. Accurate estimates are further complicated by the fact that the rent freeze excludes housing co-operatives.

The rent freeze will have long term impacts on Social Housing Providers' revenues beyond 2021. Each year they will not benefit from the value of the increase in rent revenue they would have realized in 2021 (\$1.68 M) plus they will not benefit from the incremental value of annual increases to the rental revenue. If an annual rent increase guideline of 1.5% is assumed over 10 years, the loss of revenue to Hamilton's Social Housing Providers is estimated to be \$18,250,281.

This reduction in revenue coincides with a period of increased costs for Social Housing Providers. A marked increase in the cost of many building materials used in unit turn over and repairs has been reported. Some of the increase in costs relates to difficulties with supply chains owing to factory and border shutdowns. Increased cleaning relating to the Covid-19 pandemic is also putting a strain on social housing provider budgets. Many providers are also facing other decreases in revenue such as the negative provincial benchmarks used to calculate subsidy to providers, tenant rent arrears and reduced commercial and occasional rental revenue.

Unlike private sector landlords, Social Housing Providers are constrained in their ability to raise revenue by legally binding caps on rents and limits on how they use their equity and reserves. The reduction in rental revenue may cause Social Housing Providers to make difficult choices. They may need to defer maintenance or slow unit-turn over to reduce costs. These choices could have long term impacts on the health of their assets and the ability to house households from the Access to Housing waitlist.

APPENDICES AND SCHEDULES ATTACHED

None



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Expanding Housing and Support Services for Women and Transgender Community Sub-Committee
COMMITTEE DATE:	December 4, 2020
SUBJECT/REPORT NO:	Women's Shelter and Support Investment Options (HSC20061) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City-Wide
PREPARED BY:	Yolisa de Jager (905) 546-2424 ext. 3863 Rob Mastroianni (905) 546-2424 ext. 8035 Nadia Zelisko (905) 546-2424 ext. 2548
SUBMITTED BY:	Edward John Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION

- (a) That annual funding up to \$950,000 from the Net Levy to support the operating costs of the Good Shepherd Centre's Emergency Shelter proposal and increase the investment in the Municipally-funded Portable Housing Benefit Program for women, trans-feminine, trans-masculine and non-binary adults from Hamilton's By-Name List, be approved to be referred to the 2021 Operating Budget for consideration; and,
- (b) That, in the event the proposed Good Shepherd Emergency Shelter project does not proceed, annual funding of up to \$950,000 from the Net Levy to support the operating costs of Mission Services' Emergency Shelter proposal and increase the investment in the Municipally-funded Portable Housing Benefit Program for women, trans-feminine, trans-masculine and non-binary adults from Hamilton's By-Name List, be approved to be referred to the 2021 Operating Budget for consideration.

EXECUTIVE SUMMARY

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SUBJECT: Women's Shelter and Support Investment Options (HSC20061) (City Wide) - Page 2 of 7

Homelessness is a gendered experience, impacting single women, trans-feminine, trans-masculine and non-binary individuals differently than single men or families. The City of Hamilton's homeless-serving system is committed to gender-specific investments in low-barrier, housing focussed emergency shelter services that directly address the unique needs of women, transgender and non-binary individuals experiencing homelessness. Gender-based analysis of Hamilton's shelter system demonstrate that beds serving women, trans-feminine, trans-masculine and non-binary adults remain full or over capacity since 2018.

In September 2020, Native Women's Centre closed Mountainview shelter, a 15-bed city-funded emergency shelter for women. The City expressed a desire to replace and potentially exceed these beds by initiating an RFP process in November 2020. The evaluation committee received three applications, two of which were viable projects.

Of the two viable projects, Good Shepherd Centre's shelter project was approved to proceed. This proposal is linked to two other proposals: Rapid Housing Initiative (RHI) and Ministry of Children, Community and Social Services (MCCSS). If all three proposals are successful, the entirety of this project will result in: replacement of the original 15 beds, up to 25 net new emergency shelter beds, 20 net new Violence Against Women (VAW) shelter beds for single women, and a minimum of 65 Single Room Occupancy housing units. To accomplish the scope of the proposed emergency shelter project, additional levy funding to support the operating budget of up to \$950,000 would need to be approved.

Should this series of proposals fall through, it is recommended to proceed with a \$950,000 investment in the women's system by funding both a shelter project and increase the existing Municipally-funded Portable Housing Allowance program budget. The second viable project from the RFP process was submitted by Mission Services. This proposal is smaller in scale, replacing the 15-emergency shelter and requiring a levy top up of \$225,000 and one-time capital costs of \$413,700.

To more effectively address the occupancy pressures within the system, the recommended investment would supplement the City-funded women's emergency shelter system with the Municipally-funded Portable Housing Benefits budget targeted to women, trans-feminine, trans-masculine and non-binary homeless individuals on Hamilton's By-name List.

Alternatives for Consideration – See Page 6

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: This recommendation seeks up to \$950,000 annual funding from the levy to be considered by Council through the 2021 Budget deliberations.

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SUBJECT: Women's Shelter and Support Investment Options (HSC20061) (City Wide) - Page 3 of 7

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

On September 10, 2020, the Report HSC20037 Emergency Shelter Services for Single Homeless Women was presented to the Emergency and Community Services Committee outlining the closure of 15 shelter beds at Mountainview, Native Women's Centre, and the requirement to initiate a Request for Proposals (RFP) process to replace and enhance gender-specific emergency shelter beds.

On October 9, 2020, Housing Services Division initiated a Request for Information process, seeking specific information from the public on shelter service design to inform the RFP alongside the expertise of local partners and best practice for the delivery of low barrier, gender-specific shelter services for women, trans-feminine, trans-masculine and non-binary adults experiencing homelessness.

From November 4-15, 2020, the City of Hamilton invited social service providers and community organizations to apply to receive funding to provide gender-specific emergency shelter services for women, trans-feminine, trans-masculine and non-binary adults.

On November 10, 2020, staff made a presentation to the Expanding Housing and Support Services for Women, Non-Binary and Transgender Community Sub-Committee that included an assessment of needs and gaps as related to housing and support services for women, non-binary, and transgender community; a homelessness policy overview as it pertains to the mandate of the Sub-Committee; and, an overview of funding administered through Housing Services Division for housing and support services for women, non-binary, and transgender community from all levels of government.

At its November 10, 2020 meeting, the Expanding Housing and Support Services for Women, Non-Binary and Transgender Community Sub-Committee approved the following (Item 13.2):

“That staff be directed to report back to the Expanding Housing and Support Services for Women, Non-Binary and Transgender Community Sub-Committee, with options and alternatives related to additional capital and operating funds related to additional emergency shelter beds.”

On November 27, 2020, the General Manager of the Healthy and Safe Communities Department approved the recommendation of the RFP Evaluation Committee that the highest scoring proposal be pursued. The results of the Request for Proposals process

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SUBJECT: Women's Shelter and Support Investment Options (HSC20061) (City Wide) - Page 4 of 7

will be provided to the Emergency and Community Services Committee on December 10, 2020.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Emergency shelter services are funded by provincial Community Homelessness Prevention Initiative funding (CHPI.) CHPI has two key program outcomes:

1. People experiencing homelessness obtain and retain housing
2. People at risk of homelessness remain housed

The recommendation requests additional funding that would supplement existing CHPI budget allocations for emergency shelter services.

As indicated in Coming Together to End Homelessness: Hamilton's Systems Planning Framework (July 2019), emergency shelter services are a core component of Hamilton's homeless-serving system. In addition to CHPI funding, Federal Reaching Home homelessness funding is allocated to other interconnecting homelessness interventions within the system of care: prevention, outreach and housing with support programs. Federal directives require communities create a By-Name List of homeless individuals and households, develop and utilize Coordinated Access to make connections to housing and supports, and to report community-level outcomes towards ending chronic homelessness. Emergency shelters play a critical role in addressing immediate basic needs of homeless individuals and households as well as resolving persons' homelessness by supporting them to secure permanent housing.

RELEVANT CONSULTATION

On October 9, 2020, the Housing Services Division initiated a Request for Information process, seeking specific information from the public on shelter service design. Areas of interest included:

- Gender-specific services for women, trans-feminine, trans-masculine, and non-binary homeless adults
- Low-barrier services
- Service Restrictions
- Harm Reduction
- Housing-Focused sheltering
- Role and Coordination within Hamilton's homeless-serving system
- Improved connection to housing/shelter bed turnover

ANALYSIS AND RATIONALE FOR RECOMMENDATION

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SUBJECT: Women's Shelter and Support Investment Options (HSC20061) (City Wide) - Page 5 of 7

In the Coming Together to End Homelessness: Hamilton's Systems Planning Framework, emergency shelter interventions are identified as a critical component of the system of care. The role of the emergency shelter is to provide temporary accommodation and essential services for individuals experiencing homelessness to become housed. Shelter services that are both low-barrier and housing-focused ensure individuals experiencing the highest rates of vulnerability due to physical and mental health, risk of violence, and active substance use are effectively connected to housing options.

The Housing Services Division's presentation to the Sub-Committee on November 10, 2020 highlighted national trends indicating that shelter beds dedicated to women are significantly less when compared to beds that are co-ed or dedicated to men exclusively. Women and gender diverse peoples are also systematically under-represented in homelessness data due to inaccurate measures, or lack of gender-disaggregated data which, when combined with less shelter bed access, leads to an exacerbation of hidden homelessness for women, trans-feminine, trans-masculine and non-binary individuals.

Analysis of Hamilton's emergency shelter data since 2018 indicate that women-specific shelters have been operating at or above full capacity. When bed capacity was expanded by the introduction of hotel spaces to address the COVID-19 pandemic, occupancy rates also rose, reflecting a larger need within Hamilton. Together, this data demonstrates a need to increase dedicated emergency shelter beds for women and trans-feminine, trans-masculine adults.

In order to support the highest number of individuals, data supports the fact that we need to concentrate efforts on decreasing lengths of stay by increasing outflow from emergency shelter into permanent housing options. This Report recommends increased investment in the Municipal Portable Housing Benefit program specifically for women, trans-feminine, trans-masculine and non-binary adults on Hamilton's By-Name List.

Investing in portable housing benefits maximizes current investments in both emergency shelter beds and housing support programs. Portable housing benefits provide women, trans-feminine, trans-masculine and non-binary individuals with increased flexibility and choice in market rent units, allowing for individuals to address their unique housing needs based on their circumstances. Paired with housing support programs, this approach expedites connection to permanent housing, resulting in decreased lengths of stay in emergency shelter.

The Women's Emergency Shelter Request for Proposals resulted in two proposals that passed evaluation minimum benchmarks. The General Manager of the Healthy and Safe Communities Department approved the highest scoring proposal, from Good Shepherd, to proceed. Good Shepherd Centre's proposal projects to enhance the

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SUBJECT: Women's Shelter and Support Investment Options (HSC20061) (City Wide) - Page 6 of 7

women's emergency shelter system by creating up to 25 net new, private emergency shelter beds.

Good Shepherd's proposal requires up to \$950,000 in annualized operating funding in addition to the \$520,000 available through provincial CHPI funding to operate up to 25 net new, private emergency shelter beds. The proposal is dependent on a successful application to the federal Rapid Housing Initiative (RHI) funded through Canada Mortgage Housing Corporation (CMHC) to secure the shelter location. The new location would host up to a total of 65 shelter beds: Mary's Place 25-bed shelter relocated to the new site; the 15-shelter bed replacement; and up to an additional 25 net new shelter beds.

In addition to the shelter space, the building secured through RHI funding will create a minimum 65 new Single Room Occupancy housing units for women at the same location. The project provides an innovative and unique opportunity to address pressures in the women's system, combining a robust and comprehensive response to several local, provincial and federal priorities, not least women experiencing chronic homelessness and/or gender-based violence. If the Good Shepherd proposal along with the Ministry of Children, Community and Social Services (MCCSS) funding is successful, the project would relocate the 25 beds at Mary's Place to the new location and allow for an expansion of Good Shepherd's Martha House Violence Against Women (VAW) shelter into the current Mary's Place, thereby increasing MCCSS-funded Martha House capacity by 25 beds. Combined, the Good Shepherd proposal results in 65 net new housing units for women and up to 50 net new shelter beds in the global women's shelter system (emergency shelter and VAW system).

The proposal from Mission Services passed the evaluation benchmark and provides 15 emergency shelter beds for women, trans-feminine, trans-masculine, and non-binary homeless adults. Although this option ensures current bed numbers remain constant by replacing the 15 beds lost with the closure of Mountainview Shelter, this does not enhance the overall women's system by adding net new beds. The Mission Services proposal exceeds the available CHPI operating dollars and would require an additional annual commitment of up to \$225,000 for operating costs and one-time infrastructure and start-up costs of \$413,700 for 15 beds.

ALTERNATIVES FOR CONSIDERATION

That up to \$950,000 be added to the City's annual Operating Budget to enhance the Municipal Portable Housing Benefit Program budget with specific housing benefit allocations for chronically homeless women, trans-feminine, trans-masculine and non-binary adults on Hamilton's By-name List supported by City-funded, gender-specific outflow housing programs: Rapid Rehousing, Intensive Case Management and Transitional Housing.

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SUBJECT: Women's Shelter and Support Investment Options (HSC20061) (City Wide) - Page 7 of 7

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

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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