



City of Hamilton

EMERGENCY & COMMUNITY SERVICES COMMITTEE REVISED

Meeting #: 21-004
Date: April 22, 2021
Time: 1:30 p.m.
Location: Due to the COVID-19 and the Closure of City Hall (CC)

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. CEREMONIAL ACTIVITIES

2. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

3. DECLARATIONS OF INTEREST

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4.1. April 8, 2020

5. COMMUNICATIONS

*5.1. Correspondence regarding Renovictions/Tenant Defence Fund

Recommendation: to be received and referred to Item 10.1

*5.1.a. Morgan Betz

- *5.1.b. Linda Lukasik, Environment Hamilton
- *5.1.c. Hunter Celenza, ACORN
- *5.1.d. Ali Naraghi, Hamilton Community Legal Clinic
- *5.1.e. Elizabeth Ellis, ACORN
- *5.1.f. Melanie Attwood, ACORN
- *5.1.g. Dawn Hoad, ACORN

6. DELEGATION REQUESTS

- *6.1. Delegation Requests respecting Renovictions/Tenant Defence Fund (for today's meeting)

NOTE: Regardless of the order on the agenda, video submissions will be played after all other delegates in attendance via WebEx have concluded.

- *6.1.a. Keith Alarie, Hamilton Tenants in Unity
- *6.1.b. Veronica Gonzalez, ACORN
- *6.1.c. Karl Andrus, HCBN
- *6.1.d. Darlene Wesley, ACORN
- *6.1.e. Jonathan Lopez, ACORN
Video Submission
- *6.1.f. Violetta Nikolskaya, YWCA Hamilton
- *6.1.g. Gordon Smyth, ACORN
Video Submission
- *6.1.h. Juan Balandra, ACORN
Video Submission
- *6.1.i. Michael Lopez, ACORN
Video Submission

*6.1.j. Drew Hewitt, ACORN

Video Submission

*6.1.k. Darryl Starr, ACORN

Video Submission

*6.1.l. Rebecca Guzzo, ACORN

Video Submission

*6.1.m. James Webb, ACORN

Video Submission

*6.1.n. Mike Wood, Hamilton Tenants in Unity

*6.1.o. Kojo Damptey, Hamilton Centre for Civic Inclusion

*6.1.p. Bill Johnston

*6.1.q. Dayna Sparkes, ACORN

7. CONSENT ITEMS

7.1. Ontario's Vision for Social Assistance (HSC21014) (City Wide)

8. STAFF PRESENTATIONS

9. PUBLIC HEARINGS / DELEGATIONS

10. DISCUSSION ITEMS

10.1. Tenant Defence Fund (HSC19011(a)) (City Wide)

10.2. Accessing Capital Repair Funds from the National Housing Strategy -Co-Investment Fund for CityHousing Hamilton (HSC19048(a)) (City Wide)

11. MOTIONS

12. NOTICES OF MOTION

*12.1. Financial Support to Remove Existing Wood Fence, and Supply and Install New Pressure Treated Wood Fence at 470 Stone Church Rd East, Hamilton

*12.2. Red Hill Valley Joint Stewardship Board

13. GENERAL INFORMATION / OTHER BUSINESS

13.1. Amendments to the Outstanding Business List

13.1.a. Items Considered Complete and to be Removed

13.1.a.a. Mitigation of Effects of Reno-viction

Item on OBL: 20-J

Addressed as Item 10.1 on today's agenda

14. PRIVATE AND CONFIDENTIAL

15. ADJOURNMENT



EMERGENCY & COMMUNITY SERVICES COMMITTEE MINUTES 21-003

1:30 p.m.
Thursday, April 8, 2021
Council Chambers
Hamilton City Hall
71 Main Street West

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

Regrets: Councillor T. Whitehead – Leave of Absence

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. Standardization of Adult Incontinent Products (HSC21005) (City Wide) (Item 7.1)

(Jackson/Pauls)

That Council approve the standardization of TENA® adult incontinent products for use in Macassa and Wentworth Lodges and the Ontario Works Special Supports Program, pursuant to Procurement Policy #14 – Standardization, until February 28, 2026.

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

YES - Chair - Ward 3 Councillor N. Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

2. Age Friendly Plan 2021-2026 (CES14053(d)) (City Wide) (Item 8.1)

(Jackson/Pauls)

That Report CES14053(d), respecting Age Friendly Plan 2021-2026, be received.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Chair - Ward 3 Councillor Nrinde Nann
YES - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

3. Support for Rapid Housing Initiative Affordable Housing Development Projects (HSC20056(a)) (City Wide) (Item 10.1)**(Merulla/Clark)**

- (a) That the Minister of Municipal Affairs and Housing (MMAH) be advised that the City of Hamilton recommends that the Ontario Priorities Housing Initiative (OPHI) New Rental Housing Component Year 3 funding in the amount of \$750,000 be allocated to Wesley Community Homes, 195 Ferguson Avenue North under Request for Proposal (RFP) C5-19-19 prior to its expiration July 31, 2021;
- (b) That the Minister of Municipal Affairs and Housing (MMAH) be advised that the City of Hamilton recommends that the Ontario Priorities Housing Initiative (OPHI) New Rental Housing Component Year 3 funding in the amount of \$822,495 be allocated to the Corktown Co-op affordable housing development under Request for Proposal (RFP) C5-19-19 prior to its expiration July 31, 2021;
- (c) That, subject to approval of the reallocation of Canada-Ontario Community Housing Initiative (COCHI) Year 3 funds from the Rent Supplement Component to the Capital Component, New Build by the Minister of Municipal Affairs and Housing (MMAH), CityHousing Hamilton's Rapid Housing Initiative project at 350 King Street East be recommended to the Minister for funding in the amount of \$846,414;
- (d) That the Options for Independent Living and Development's (OFILD) modular affordable housing development Rapid Housing Initiative (RHI) project, 137 George Street be funded in the amount of \$483,303 from the Poverty Reduction Fund (Project ID 6731741609) to provide the full amount requested in its proposal;
- (e) That a contingency of approximately \$565 K, be used at the sole discretion of the General Manager of the Healthy and Safe Communities Department to address unanticipated issues that arise in affordable housing development projects using the funds remaining in the Poverty Reduction Fund Housing Services Division (Project ID 6731741609); and,

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- (f) That the Outstanding Business List item identified as Modular Housing Pilot, be removed from the Outstanding Business List and considered complete.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Chair - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES - Ward 7 Councillor Esther Pauls
 YES - Ward 9 Councillor Brad Clark
 ABSENT - Ward 14 Councillor Terry Whitehead

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised that there were no changes to the agenda:

(Jackson/Pauls)

That the agenda for the April 8, 2021 Emergency and Community Services Committee meeting be approved, as presented.

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

YES - Chair - Ward 3 Councillor Nrinder Nann
 ABSENT - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES - Ward 7 Councillor Esther Pauls
 YES - Ward 9 Councillor Brad Clark
 ABSENT - Ward 14 Councillor Terry Whitehead

(b) DECLARATIONS OF INTEREST (Item 3)

There were no Declarations of Interest.

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

(i) March 25, 2021 (Item 4.1)

(Clark/Pauls)

That the Minutes of the March 25, 2021 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 - Chair - Ward 3 Councillor Nrinder Nann
 ABSENT - Ward 4 Councillor Sam Merulla

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YES - Ward 6 Councillor Tom Jackson
 YES - Ward 7 Councillor Esther Pauls
 YES - Ward 9 Councillor Brad Clark
 ABSENT - Ward 14 Councillor Terry Whitehead

(d) STAFF PRESENTATIONS (Item 7)

(i) Age Friendly Plan 2021-2026 (CES14053(d)) (City Wide) (Item 8.1)

(Jackson/Nann)

That the presentation from Lisa Maychak, Project Manager, Age Friendly City, Children's Services and Neighbourhood Development Division and Dr. Lori Letts, Chair, Age Friendly Collaborative Governance Committee, respecting Age Friendly Plan 2021-2026, be received.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Chair - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES - Ward 7 Councillor Esther Pauls
 YES - Ward 9 Councillor Brad Clark
 ABSENT - Ward 14 Councillor Terry Whitehead

For disposition of this matter, please refer to Item 2.

(e) GENERAL INFORMATION AND OTHER BUSINESS (Item 13)

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

(Pauls/Merulla)

That the following amendment to the Emergency and Community Services Outstanding Business List, be approved:

13.1.a. Items to Be Removed

- (i) Modular Housing
 Item on OBL: 20-E
 Addressed as Item 10.1 on today's Agenda

Result: Motion CARRIED by a vote of 5 to 0, as follows:

YES - Chair - Ward 3 Councillor Nrinder Nann
 YES - Ward 4 Councillor Sam Merulla
 YES - Ward 6 Councillor Tom Jackson
 YES - Ward 7 Councillor Esther Pauls
 YES - Ward 9 Councillor Brad Clark
 ABSENT - Ward 14 Councillor Terry Whitehead

(f) ADJOURNMENT (Item 15)

(Jackson/Clark)

That there being no further business, the Emergency and Community Services Committee be adjourned at 2:24 p.m.

Result: Motion CARRIED by a vote of 5 to 0, as follows:

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

Respectfully submitted,

Councillor N. Nann
Chair, Emergency and Community Services
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk

Urgent
Letter
To
Chair Tamera Bates
To And Members

Emergency and
Community
Services Committee
Care of Office of
The City Clerk
71 Main Street West
1st Floor
Hamilton Ont. L8P 4Y5
From Canada

[Morgan Bates + ...]

URGENT

Dear
emergency and
community
services

Please pass a law
or bylaw to
protect tenants
from landlords
wanting to
evict because
of renovations.

Pg. 2
of 2

Please,

Using renovations as an excuse, to disrupt the very lives it is supposed to be protecting, does not make any sense at all.

None of us, are in the position of easily moving, or moving easily.

I, myself, for example have always been in poor health, (and my brother too) and it will be too much for us.



April 20, 2021

**RE: Item 10.1 - Tenant Defence Fund - April 22nd Meeting of the City of Hamilton
Emergency & Community Services Committee**

To the members of the City of Hamilton Emergency & Community Services Committee,

Please accept this written delegation from Environment Hamilton regarding Item 10.1 on the Committee's April 22nd agenda - the staff report on a **Tenant Defence Fund**. Through the work that we do, Environment Hamilton strives to build a sustainable, climate resilient, inclusive Hamilton. To this end, we stand in solidarity with Acorn Hamilton and the work they are doing to advocate for more protection for tenants facing 'renovictions'.

Building a climate resilient, inclusive city requires developing and implementing policies to ensure that every Hamiltonian is safely housed. To this end, we support ACORN Hamilton's calls for the City of Hamilton to do the following:

- Ensure the city investigates all municipal tools and powers to restrict renovictions
- Expand the Tenant Defence Fund but do so with proper and thorough consultation with relevant local organizations including ACORN Hamilton and the Hamilton Community Legal Clinic.
- Provide clarity regarding what a 'proactive tenant education program' will look like and consider the detailed recommendations from ACORN regarding circumstances when the program should be implemented.
- Undertake a thorough study of the feasibility of a city-wide landlord licensing program as a means to restricting renovictions and ensuring rental housing is kept in good repair.

Thank you,

A handwritten signature in black ink, appearing to read "L. M. Lukasik".

Lynda Lukasik, PhD
Executive Director
Environment Hamilton



To City Councillors Nringer Nann, Brad Clark, Esther Pauls, Tom Jackson, Sam Merulla, & Terry Whitehead,

Thank you for taking the time outside your busy schedules to read this letter. I am writing this letter in regards to the staff report made for the Emergency and Community Services committee to review renovictions in Hamilton on behalf of ACORN. In the staff report, it highlights the need for expansion of the Tenant Defence Fund Program and for it to be amended to include tenants being displaced due to being evicted for renovation purposes. It also acknowledges the advocacy work and input done by ACORN. However, it fails to recommend any new tools or policy that the city can utilise to restrict renovation, along with the absence of any outreach or proactive tenant education initiatives to inform tenants of their rights and the on-going evaluation of the landlord licensing/anti-renoviction bylaw from New Westminster, British Columbia. Overall, the staff report lacks bold policy and initiative to effectively tackle renovictions in low to moderate-income neighbourhoods.

As a delegate for ACORN, we ask the committee to consider our following demands: first, the city needs to investigate all available municipal tools and powers to restrict renovictions. For example, the Direct Housing and Planning staff should initiate a comprehensive study on the feasibility of a city-wide landlord licensing program to restrict renovation and to ensure landlords keep their properties in good repair using the New Westminster law as a strong example. Secondly, ACORN supports the expansion of the Tenant Defence Fund but to ensure its success, consultation with ACORN and the Hamilton Community Legal Clinic is needed. Our demands to ensure the defence fund's success include raising the grant amount to match the cost of hiring a legal professional for a N13 application (for example in Toronto, tenants who receive N13 notices will receive \$10,000 for compensation of legal services), implementation of an outreach program to ensure awareness from vulnerable tenants, review the criteria and application process to limit barriers to access, and for access to a tenant hotline similar to one hosted by Federation of Metro Tenants Association. Finally, our last demand is for city staff to clearly define what a proactive tenant education program will involve. ACORN proposes outreach and proactive bylaw enforcement when a building changes ownership, reports of "buy-out" financial incentives and N13 notices, and when the city receives a building permit application for a multi-residential property. Tenant education should also include sharing contact information with the Tenant Defence Fund, property

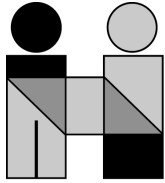


standards by-law, their City Councillor, Hamilton Community Legal Clinic, Housing Help and ACORN Tenant Union and other general tenant rights regarding displacement.

Thank you for taking time to read this letter.

Sincerely,

Hunter Celenza



Hamilton Community Legal Clinic
Clinique juridique communautaire de Hamilton

100 Main Street East, Suite 203
Hamilton ON L8N 3W4
Phone: (905) 527-4572 Fax: (905) 523-7282
www.hamiltonjustice.ca

100, rue Main est. Suite 203
Hamilton (Ontario) L8N 3W4
Téléphone : (905) 527-4572 Télécopieur : (905) 523-7282
www.hamiltonjustice.ca

April 21, 2021

Chair and Members - Emergency and Community Services Committee
City of Hamilton

RE: Hamilton Community Legal Clinic submission for the Emergency & Community Services Committee regarding renovations

The Hamilton Community Legal Clinic (“the Clinic”) supports ACORN’s call for the City of Hamilton to protect tenants & existing market affordable housing stock from renovations.

Low income and vulnerable residents are facing increasing displacement pressure. The Clinic has witnessed first hand a rise in N13 notices and “buy outs” as a method of causing unit turnover.

The scale of the housing crisis and loss of affordable housing demand strong action from the City. We urge the City to continue engaging on this file as tools and powers have yet to be identified to restrict renovations in Hamilton.

The Clinic in solidarity with ACORN Hamilton, supports expansion of the Tenant Defence Fund to cover tenants facing renovations if improvements are made to ensure the program is successful. The Clinic can also provide consultation on developing a proactive tenant education program to inform tenants of their rights.

Sincerely,
The Hamilton Community Legal Clinic



April 21st 2021

RE: Renoviction, Emergency and Community Services Committee

My name is Elizabeth Ellis, I am co-chair of Hamilton ACORN's East Hamilton chapter and a tenant in Ward 4.

A developer called Malleum bought my apartment building in 2018 at . Repairs, cleaning of the common areas, and pest treatment stopped. The new company made it hard to pay rent. Initially they told us that they had no plans to get rid of us. But in the fall they were approaching tenants door to door with money offers to move. I said no for as long as I could. But they texted me, knocked on my door, mentioned it during any unit inspections. They caught me on a bad day and I said yes and signed away my apartment. They gave me \$2000. It was almost impossible to find a new place, finally found one last week before I had to move.

My new apartment is more expensive and in a basement with no windows and I have to have a roommate. I am working now full time as a Personal Support Worker but after disclosing the \$2000 my Ontario Works got clawbacked. I had to go months without income in 2019.

It's been difficult to watch the same company do the same thing at other buildings in Hamilton.

For example at 540 King St East, 36 households were placed. Rent went from \$825 for one bedroom in 2018 to \$1,395 in 2021 for the entire building.

I join with other ACORN members across the city asking the City of Hamilton to protect tenants from renoviction and substandard housing.

Thank you.

Sincerely,

Elizabeth Ellis



Thank you councillors for accepting my written submission.

My name is Melanie Attwood and I am a member of Hamilton ACORN's downtown chapter. I am writing to you in support of the city taking action on renoviction.

I have lived in downtown Hamilton for the past 5 years. I pay \$750 a month in rent, that's 35% of my income. I had to cut my hours as a nurse from fulltime to part time due to health issues. I am struggling to pay rent during the pandemic as a single mom. I may have to give up my nursing career and look into disability in the future, at which point my rent could go from 35% of my income to over 50% of my income. I never thought I would have to worry about renoviction or worry about finding another place until now. The sad reality is, that I cannot afford to move when these predatory landlords are pushing out tenants and doubling rents.

I am experiencing the tactics used by many slumlords in downtown Hamilton, such as withholding repairs and pest treatments. My landlord is too busy making cosmetic changes to the exterior and updated their condo suits, meanwhile units where low to moderate income tenants live are being neglected. These units are falling into disrepair. Some are serious health and safety issues. I've included some photos of damage in my apartment. I have put in repair requests to address water damage and broken cabinets, but repairs are being withheld.





If they continue to be neglected the landlord could use this as an excuse to evict tenants for renovations. Many tenants will get tired of dealing with substandard housing and move, leaving a vacant unit where the rent be doubled.

This is the goal of many landlords in Hamilton right now. Our homes are being treated as investment opportunities and the lack of action is contributing to the homeless crisis! We need the city council to take action to protect tenants and affordable housing in Hamilton!

Thank you for accepting my delegation.



April 21st 2021

RE: Renoviction, Emergency and Community Services Committee

Hello. My name is Dawn Hoad. I am a tenant at _____ in East Hamilton. I have lived there for 9 years.

There have been two owners of the building. The original owner sold the building to a Toronto company called Family Properties in 2019.

The building is home to mostly seniors. The neighborhood is called home by working class Hamiltonians, people on disabilities, newcomers, students - many live on _____ because it was the most affordable rent they could find at the time. Many grew up in the neighborhood.

_____ is on the bus line, close to a grocery store, schools - it's convenient for everything.

The previous owner Harold Keen refused to keep the building in good repair. After direct action and attention from the press, ACORN and tenants got the city to come in and do many of the repairs.

While we were relieved that Mr. Keen finally sold the building, the new landlord is even less interested in having the tenants live there.

Last spring the property manager of Family Properties offered me \$2,000 to move out.

My rent is \$700.25 and my income on ODSP is \$1411 a month. This means over half of my income is going towards rent. I said no to the buyout.

In November of 2020, the landlord gave tenants of _____ a N13 eviction notice claiming major renovations in the building that require tenants to move out by March 31 2021. All 58 tenants in the building received the notice.

The notice came with a letter stating "You may be aware that the building has been in disrepair for many years. Under the Residential tenancy act we are only obligated

to offer a maximum of 3 months rent (\$2,100). However if you decide to vacate and terminate your lease on or before March 31st 2021, we are in good faith willing to give you a lump sum of \$4000. While we understand this letter may come as a surprise, we are well within our rights as building owners to terminate your tenancy and do the necessary improvements required. We expect the renovations to last 7-10 months.”

So far several tenants have taken the offer of money. Nothing in the letter states tenants can request to come back after the renovations or that the notice is that, only a notice. Tenants have yet to receive a notice of a hearing at the Landlord and Tenant Board.

I could see why some tenants would get frustrated with the situation and take the cash and run. But where do you go?

I've applied to Indwell but they said 1,500 applications are ahead of me. I've looked around for apartments and the only option would be shared accommodation - getting a roommate!

I am terrified of ending up in a tent. I don't even know what I will do if I am forced to move.

Both landlords have deliberately neglected the building. Now Family Properties wants us all out. They don't want us to come back after “7-10 months of renovations” And who could? - pay for moving costs twice, find a short term lease and stay on top of making sure the landlord doesn't re rent the unit out to someone else! There has to be a better way.

Thank you.

6.1(a)

Request to Speak to Committee of Council

Submitted on Wednesday, April 14, 2021 - 2:02 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Keith Alarie

Name of Organization: Hamilton Tenants In Unity

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I am delegating to speak about Renoviction

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(b)

Request to Speak to Committee of Council

Submitted on Friday, April 16, 2021 - 9:56 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Veronica Gonzalez

Name of Organization: ACORN

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: To speak on Renoviction Report

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.3

Request to Speak to Committee of Council

Submitted on Monday, April 19, 2021 - 6:40 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Karl Andrus

Name of Organization: HCBN

Contact Number:

Email Address: karlandrus@hcbn.ca

Mailing Address:

Reason(s) for delegation request:

10.1 Tenant Defence Fund (HSC19011(a)) (City Wide)

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

6.1(d)

Request to Speak to Committee of Council

Submitted on Monday, April 19, 2021 - 4:52 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Darlene Wesley

Name of Organization: ACORN

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: April 22nd Emergency & Community Services Committee, speak to renoviction report

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(e)

Request to Speak to Committee of Council

Submitted on Monday, April 19, 2021 - 8:28 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Jonathan Lopez

Name of Organization: Acorn

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request:

Reason - to submit pre recorded video delegation for April 22nd committee regarding renovicion

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(f)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 9:20 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Violetta Nikolskaya

Name of Organization: YWCA Hamilton

Contact Number: (905) 522 9922 ext 320

Email Address: vnikolskaya@ywcahamilton.org

Mailing Address: 75 MacNab Street South, L8P 3C1

Reason(s) for delegation request: To speak to the recommendations made in the Housing Services Department report, including those (but not limited to those) pertaining to the Tenant Defense Fund.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(g)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 10:54 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Gordon Smyth

Name of Organization:

Contact Number:

Email Address:

Mailing Address: North End, Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd E&CS committee to speak about N13 notices at

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(h)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 10:58 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Juan Balandra

Name of Organization:

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for the April 22nd Emergency & Community Services Committee on the topic of renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

06.1(i)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:12 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Michael Lopez

Name of Organization: Hamilton ACORN

Contact Number:

Email Address:

Mailing Address: East End, Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd Emergency and Community Services Committee to speak on the topic of renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(j)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:27 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Drew Hewitt

Name of Organization:

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd E&CS committee regarding renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

06.1(k)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:24 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Darryl Starr

Name of Organization: Hamilton ACORN

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd E&CS committee regarding renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(I)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:17 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Rebecca Guzzo

Name of Organization: ACORN

Contact Number:

Email Address:

Mailing Address: Mountain, Hamilton

Reason(s) for delegation request: Submit pre record video delegation for April 22nd Emergency and Community Services committee on the topic of renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(m)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:31 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: James Webb

Name of Organization:

Contact Number:

Email Address:

Mailing Address: Downtown, Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd for Emergency and Community Services Committee regarding renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(n)

Request to Speak to Committee of Council

Submitted on Wednesday, April 21, 2021 - 12:23 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Mike Wood

Name of Organization: Hamilton Tenants In Unity

Contact Number:

Email Address: hamilton.tenants.unity@gmail.com

Mailing Address: Hamilton, Ontario

Reason(s) for delegation request: Speak on the
Renoviction report

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(o)

Request to Speak to Committee of Council

Submitted on Wednesday, April 21, 2021 - 8:22 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Kojo Dampsey

Name of Organization: Hamilton Centre for Civic Inclusion

Contact Number:

Email Address: kdampsey@hcci.ca

Mailing Address:

423 King Street East, Hamilton, Ontario L8N 1C5

Reason(s) for delegation request: Delegating about the Tenant Defense Fund.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(p)

Request to Speak to Committee of Council

Submitted on Wednesday, April 21, 2021 - 11:44 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Bill Johnston

Name of Organization:

Contact Number:

Email Address:

Mailing Address: Dundas Ontario

Reason(s) for delegation request: To speak to item 10.1 of the Emergency and Community Services Committee agenda for April 22, 2021

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Re item 10.1, April 22, 2021 Emergency and Community Services Committee agenda*From Bill Johnston,**April 21, 2021*

I write to support recommendations (a) and (b). I am not sure this item should be removed from the Outstanding Business List, as recommendation (c) suggests, since the report itself identifies more work needed to mitigate the effects of renovations.

Every eviction is a double loss.

- The evicted tenant loses their housing and is forced onto a market where the going rents are likely higher than what they had been paying.
- And the rent on the vacated unit will rise.

The impact on evicted tenants is significant. As a report recently released by Canada Mortgage and Housing Corporation notes:

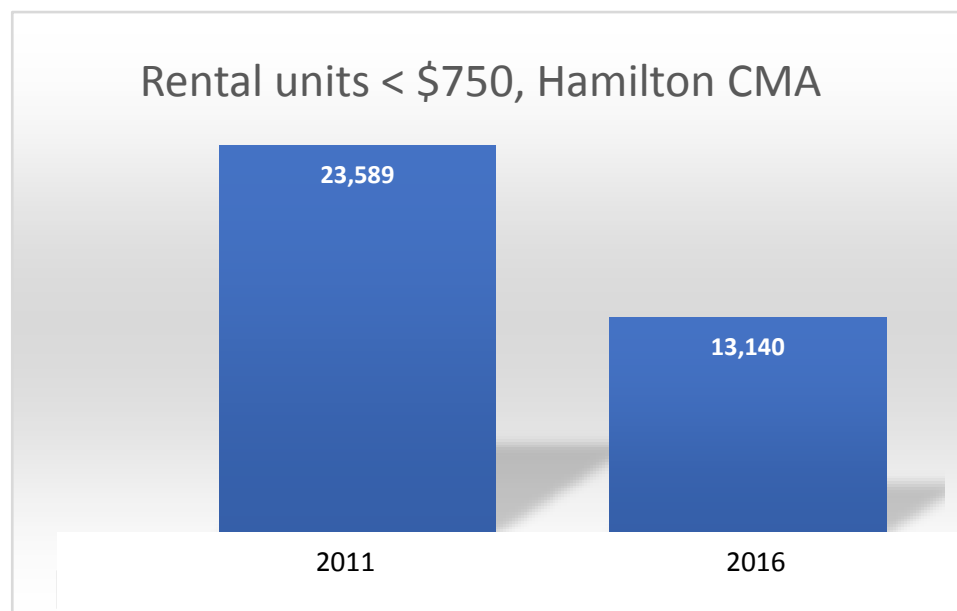
Evictions have profound impacts on tenants, including long-term impacts on tenants' physical and mental health, increased housing instability and vulnerability to homelessness, and negative impacts on children, youth, families, and wider communities. Tenants speaking about their experience of eviction used language of trauma and reported anxiety, fear, feelings of loss and depression, and other impacts. Evictions can lead to a cycle of increasing housing instability and can be an indicator of more complex needs.¹

There are also impacts on the community:

There are also widespread costs to society as a whole, including impacts on community levels of homelessness, shelter systems, emergency services, public assistance, healthcare services, and public assistance. Eviction prevention not only improves outcomes for tenants but arguably contributes to wider housing stability and ultimately can save taxpayers money.²

As noted, community impacts include rising rent levels. Ontario landlords can raise the rent by any amount on a vacated unit. That is a significant reason why the city is losing affordable housing units.

Between the 2011 and 2016 Census, the Hamilton Census Metropolitan Area lost 10,400 private-market rental units that rented for less than \$750 a month. \$750 is affordable if your income is \$30,000.³



About 8,000 of those units would have been in the city of Hamilton. In that same period, Hamilton built about 365 new affordable units. So we lost about 20 affordable private-sector units for every one we built.

In addition, the number of subsidized units renting for less than \$750 also declined between 2011 and 2016, by 1,700 units.

Eviction prevention is just as important as building new units. And eviction prevention is far cheaper.

The measures outlined in the staff report will help some tenants defend themselves when they face eviction and that is helpful.

But the nature of evictions and the scale of evictions is changing in Canada, as the report mentioned above notes.

Previously, evictions were understood to operate at an individual or household level. With large corporate investment firms buying up entire buildings (and sometimes whole developments or communities) for redevelopment, however, en masse residential displacements are occurring (Crosby, 2020; Subramaniam, 2018; United Nations, 2014; Vancouver Tenants Union, 2018). The scale of these evictions affects not only larger numbers of households, but the broader housing market as well, and contributes to community erosion.⁴ ...

Renovictions and own-use evictions are occurring more frequently and can take place at a larger scale (whole buildings or communities), potentially affecting a wider cohort of individuals—not only lower-income or otherwise vulnerable people (Jang, 2019)⁵

There are financial costs to evictions, for both the tenants and the landlord (lack of rent while a unit is vacant), but the report notes:

Corporate landlords engaging in mass evictions, for example, may be relatively immune to the costs of eviction or find that profit-maximizing benefits outweigh the costs, if the long-term goal is to renovate or rebuild and significantly increase rental rates. Rather than a relatively individualized or one-time event or process faced by tenants and landlords, there are signs that evictions are increasingly part of a strategy to increase revenue streams.⁶

The report adds, “Many of the existing supports for tenants facing or experiencing eviction may have originally been designed originally to address a single household at a time. Existing services and programs may not adequately address the scale or magnitude of mass evictions, which may require more macro-scale or regulatory approaches.”⁷

The expansion of the Tenants Defence Fund to cover renovictions is welcome. Whether the amount provided is enough is unclear. I suggest the committee ask staff to report back in six months on how the measure is working and whether the amounts need to increase and also on the other steps referred to in the report:

- Updates on the Property Standards Bylaw
- The on-going licensing review, including using business licensing for landlords

- A tenant education program, which I suggest should include proactive steps to provide information to tenants of buildings whose ownership changes or when the owner submits a building permit application.

The issue of mass evictions, noted above, is a significant challenge, for tenants and for the city as it tries to ensure that everyone has an adequate home they can afford. It will take concerted efforts at all levels of government to tackle it, but the licensing powers that the city has and proactive education programs could go some distance to at least ensure tenants have the opportunity to have their *Residential Tenancies Act* right to return enforced, which would help both the tenant to continue their tenancy and the community by preserving existing lower-rent housing units.

¹ Zell, S., and McCullough, S. (2020). *Eviction and Eviction Prevention in Canada*. Winnipeg: Institute of Urban Studies, the University of Winnipeg, page 3 of the executive summary, accessed April 19, 2021, https://eppdscrmssa01.blob.core.windows.net/cmhcprodcontainer/sf/project/archive/research_6/evictions-and-eviction-prevention-in-canada.pdf The report was released by Canada Mortgage and Housing Corporation in April, 2021.

² Ibid, 4.

³ Calculation by Steve Pomeroy, based on Census data, provided in emailed correspondence with Bill Johnston, February 3, 2021. The proportion of rental units in Hamilton was calculated from Census data. The number of units of affordable housing built were calculated from city of Hamilton reports listing affordable housing units approved between 2003 and 2019.

⁴ Ibid, 9

⁵ Ibid, 13.

⁶ Ibid, 4.

⁷ Ibid, 9.

Request to Speak to Committee of Council

Submitted on Monday, April 19, 2021 - 4:50 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Dayna Sparkes

Name of Organization: ACORN, East Hamilton Chapter

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: To speak at April 22nd
Emergency & Community Services Committee ***regarding the
Tenant Defence Fund***

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

A working vision for social assistance

Vision:

To create an efficient, effective and streamlined social services system that focuses on people, providing them with a range of services and supports to respond to their unique needs and address barriers to success so they can move towards employment and independence.

How we will realign:



Province

Delivers:

- ✓ Centralized financial assistance
- ✓ Financial controls and back-office functions suited to centralization or automation

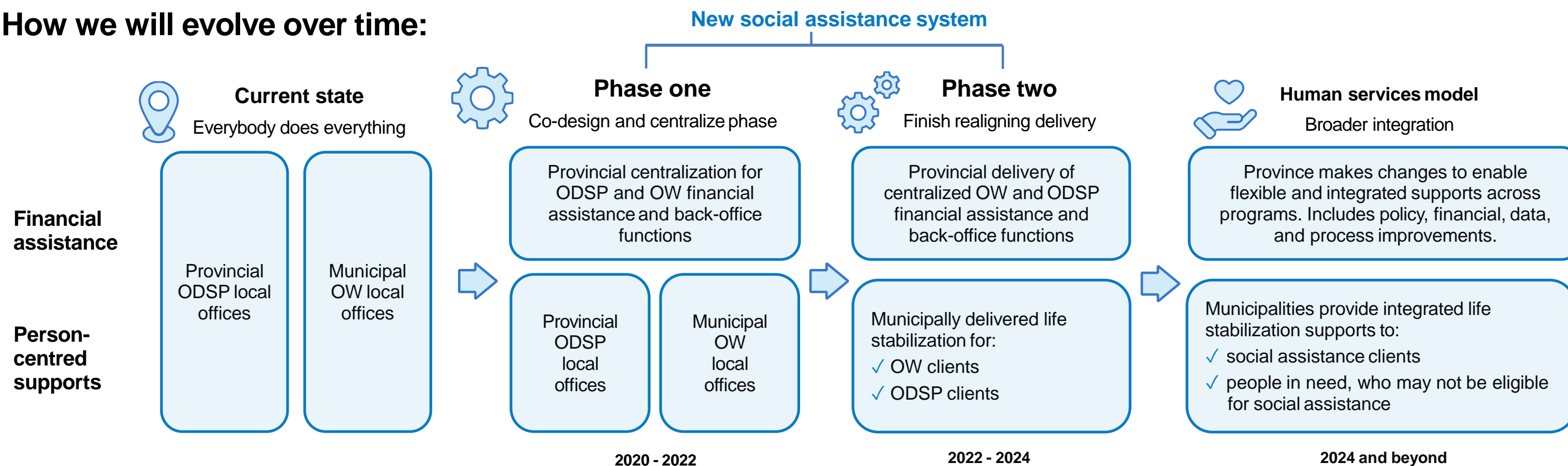


Municipalities

Delivers:

- ✓ Life stabilization – including needs assessment, service planning, warm referrals, discretionary benefits
- ✓ Person-centred, connected supports and navigation of broader system (e.g., housing, employment, mental health)

How we will evolve over time:



Integrated client services:

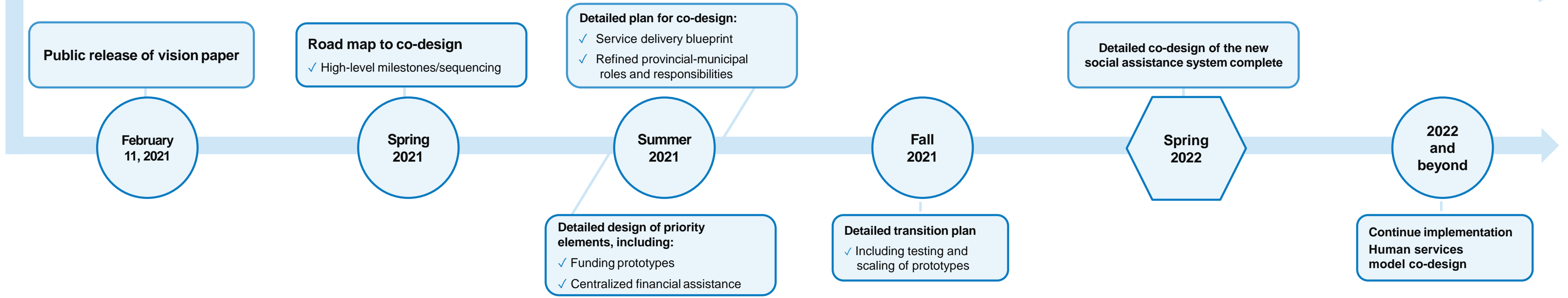


Social assistance: where we're headed

In the short term: co-designing the new social assistance system

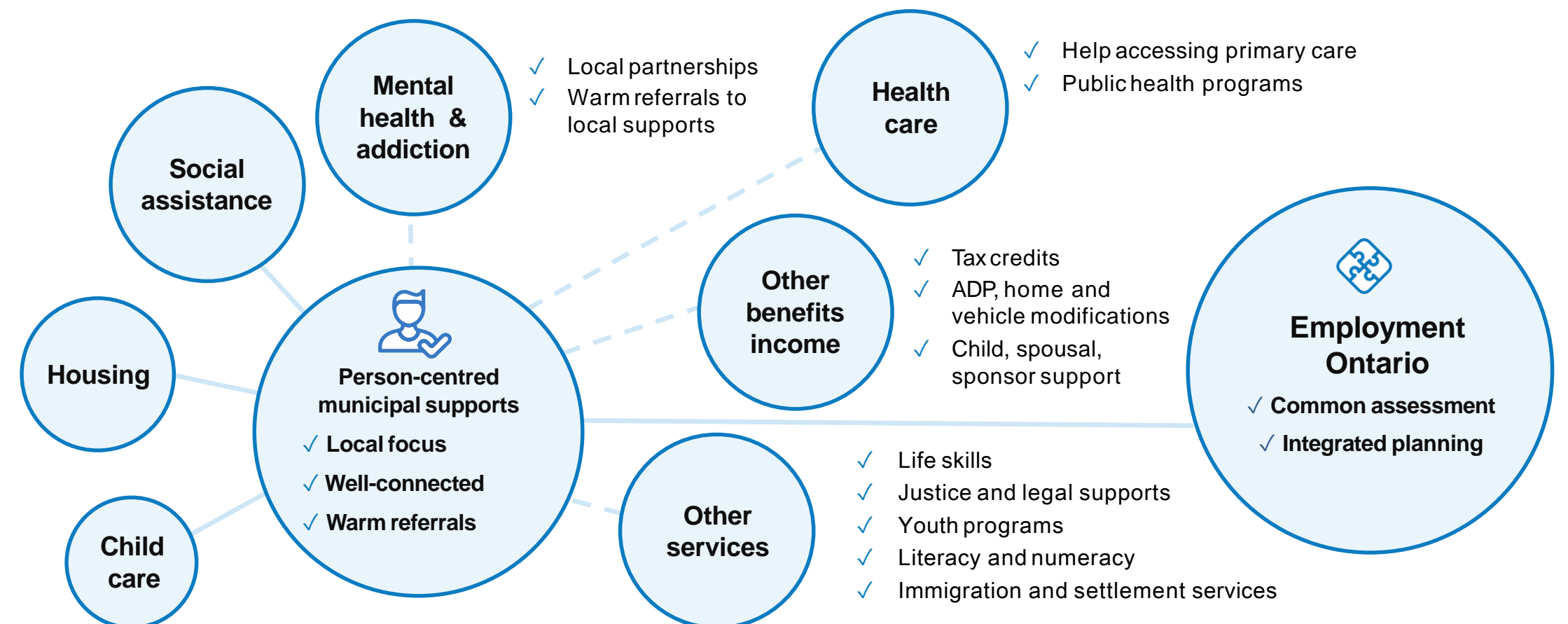
Prototype and implement: developing centralized provincial functions, starting with intake, and tools and processes to support life stabilization

Co-design: engaging to design provincial and municipal functions, principles and processes



In the long term: moving to a human services delivery model

- ✓ In the human services model, benefits like social assistance become “tools” in the caseworker toolbox, as opposed to the other way around
- ✓ Caseworkers are knowledgeable about the broader system of benefits and supports, and can guide people to the supports they need – whether Ontario Works or something else
- ✓ People seeking help are triaged by municipal caseworkers, supported as needed, and potentially diverted from social assistance





INFORMATION REPORT

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	April 22, 2021
SUBJECT/REPORT NO:	Ontario's Vision for Social Assistance (HSC21014) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Terry Quinn (905) 546-2424 Ext. 3080
SUBMITTED BY:	Bonnie Elder Director, Ontario Works Division Healthy and Safe Communities Department
SIGNATURE:	

COUNCIL DIRECTION

Not Applicable

INFORMATION

Since 2018, the Ministry of Children, Community and Social Services (MCCSS) has taken steps to reform the delivery of social assistance. Strategies initiated to date include service delivery modernization, efforts to improve coordination across ministries, reduce administrative burdens and employment services integration. Linkages between the strategies include emphasis on the importance of life stabilization, employment supports and recognizing the local context.

On February 11, 2021, MCCSS outlined a renewed long-term vision for social assistance transformation in Ontario. An overview of the vision and timeline is attached as Appendix "A" to Report HSC21014. Key elements of the vision include maintaining person-centred services within municipalities to better support life stabilization and improved outcomes, and a shift of administrative services that could benefit from further automation to the Province. In addition to their current client caseload, municipal Ontario Works (OW) case workers will provide life stabilization supports to Ontario Disability Support Program (ODSP) clients starting with dependant adults. This

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SUBJECT: Ontario's Vision for Social Assistance (HSC21014) (City Wide) - Page 2 of 4

increased caseload, as well as changes to how employment services are provided, are currently being prototyped in Hamilton.

There is no immediate impact as a result of these developments. Implementation of this long-term vision for social assistance transformation will take place over several years. Learning and testing will continue in 2021 and 2022, including Hamilton's involvement in the current prototypes. Full implementation of the vision will begin in 2022 and continue through 2024.

Background

In July 2018, MCCSS announced intentions to implement a new social assistance program to improve an existing "patchwork" system. In November 2018, a high-level strategic framework was announced which included emphasis on simplified rates, local flexibility, life stabilization supports, and employment supports focused on empowering individuals. Additionally, key priorities included a coordinated multi-ministry approach, reduced administrative burdens and continued service delivery modernization so front-line staff can spend more time working with people to address complex needs.

In February 2019, the Ministry of Labour, Training and Skills Development (MLTSD) along with MCCSS announced a plan to integrate Employment Services between OW, ODSP, and Employment Ontario. Hamilton is one of the three regions working with both Ministries to prototype the model (Report HSC20005(a)) and inform the final design before it is implemented province-wide.

In the past year, Hamilton has adopted several modernization technologies developed by MCCSS to streamline administration of OW. These include implementation of the MyBenefits digital application (app) for clients, electronic document management that eliminated paper client files, and the reloadable payment card to reduce the number of cheques issued monthly. In addition, the General Manager of the Healthy and Safe Communities Department advised Council on October 5, 2020 through an Information Update that Hamilton would be prototyping the centralized online application and the risk-based automated eligibility review system with the Province.

Future Direction

The provincial vision outlines strategies for a new social assistance delivery model that allows frontline workers to focus on individualized supports at the local level and make it easier for people to navigate the system. This service delivery vision identifies municipalities as key partners for expanded life stabilization efforts.

Local case workers will focus on needs assessments, discretionary benefits issuance, service planning and warm referrals to community supports including job-readiness programs, housing, childcare, skills training and mental health services. Hamilton is

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SUBJECT: Ontario's Vision for Social Assistance (HSC21014) (City Wide) - Page 3 of 4

currently working with MCCSS as a prototype municipality for life stabilization to inform the final design before it is implemented province-wide. When fully implemented, local OW case workers will also provide life stabilization services to ODSP clients as well as their current OW clients.

Client services that are more administrative in nature and which can be streamlined or automated will be delivered by the Province. Currently, Hamilton is a prototype municipality for a streamlined application system and automated risk-based eligibility determination. Local intake staff will focus efforts on the harder to serve clients and higher risk eligibility decisions and have reduced involvement with routine applications that can be well served with the automated, centralized intake approach. In addition, the delivery of monthly financial assistance payments to OW clients will be managed by the Province.

Estimated Timelines

The Ministry has provided a high-level timeline for implementation of the renewed long-term vision for social assistance in Ontario. A summary of the phased approach is as follows:

- | | |
|----------------------|--|
| Phase 1 | <ul style="list-style-type: none"> • 2020 - 2022 • Learning and Testing phase • Focus on prototyping changes |
| Phase 2 | <ul style="list-style-type: none"> • 2022 - 2024 • Roll-out phase • Realigning service delivery province-wide • Municipally delivered life stabilization for OW and ODSP dependant adults • Consolidation of financial assistance by the Province |
| Human Services Model | <ul style="list-style-type: none"> • 2024 & beyond • New human services model • Broadened community access to case workers |

The Ministry has described their timeline as ambitious, with urgency partly related to anticipated needs and new challenges facing Ontarians during the province's economic recovery from COVID-19.

Financial Impact

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SUBJECT: Ontario's Vision for Social Assistance (HSC21014) (City Wide) - Page 4 of 4

There is no budget impact at this time. It is anticipated that longer term budget impacts will be discussed in the 2022 Service Contract discussion, which could begin in late 2021 or early 2022.

Factors that will impact the 2022 Service Contract and budget discussions will include:

- the caseload impact on OW related to the COVID-19 economic recovery (Hamilton residents currently in receipt of temporary federal benefit programs may increase the OW caseload when those benefits expire and/or employment opportunities do not rebound quickly);
- workload related to the provision of life stabilization case management by municipal OW staff to ODSP clients;
- increased focus by municipal OW case workers on life stabilization related services;
- the administration and delivery of monthly financial assistance centrally by the Province; and,
- the workload impact of centralized intake and risk-based eligibility decisions.

APPENDICES AND SCHEDULES ATTACHED

Appendix A to Report HSC21014 - Social Assistance: Where We're Headed



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	April 22, 2021
SUBJECT/REPORT NO:	Tenant Defence Fund (HSC19011(a)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Edward John (905) 546-2424 Ext. 4860
SUBMITTED BY:	Paul Johnson General Manager Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION(S)

- (a) That the Tenant Defence Fund Program be expanded and amended to include tenants being displaced due to evictions as a result of renovations;
- (b) That the Tenant Defence Fund grant amount eligible to tenants for legal fees be increased to \$2,500;
- (c) That the Outstanding Business List item identified as Mitigation Effects of Renovictions, be removed from the Outstanding Business List and considered complete.

EXECUTIVE SUMMARY

In March 2019, the City created the Tenant Defence Fund (TDF) to assist with Above Guideline Increase (AGI) applications at the Landlord and Tenant Board (LTB). The Tenant Defence Fund Program provides financial and other support to assist eligible tenant groups prepare and present a defence against AGI applications. To date, there has been very limited uptake in this program leaving available funds to consider expanding the program. This report proposes to expand the mandate of the Tenant Defence Fund Program to include tenants facing displacement due to renovictions.

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SUBJECT: Tenant Defence Fund (HSC19011(a)) (City Wide) - Page 2 of 7

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

Financial: The existing fund has a remaining balance of \$50,000 and will be used for the expanded mandate. Staff will monitor uptake, and should additional resources be required, a subsequent report will be prepared.

Staffing: N/A

Legal: Updates to the existing program will be reviewed with Legal Services.

HISTORICAL BACKGROUND

October 2, 2019, the General Issues Committee approved Report PED19178/HSC19052, Financial Incentive Program Amendments Respecting Potential Tenant Displacement.

On December 19, 2018, Council directed staff to establish a Tenant Defence Fund (TDF).

On March 27, 2019, Council approved the establishment of the Tenant Defence Fund Pilot Project in the amount of \$50,000.

Dec 16, 2020, Council directed staff to review renovations in Hamilton and report back to the Emergency and Community Services Committee with information about what other jurisdictions have done to reduce the problem and what the City can do to mitigate the number of people who are affected by this practice.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Housing and Homelessness Action Plan

Outcome 3: People have the individualized supports they need to obtain and maintain housing.

Strategy 2: Increase housing supports that help tenants remained housed.

Implementation Action: Promote a complete suite of services for people experiencing or at risk of homelessness including shelter diversion, rapid rehousing, housing first, and eviction prevention.

Outcome 5: All people experience equity in housing and housing-related services.

Strategy 5: Improve information and knowledge sharing within the housing sector

SUBJECT: Tenant Defence Fund (HSC19011(a)) (City Wide) - Page 3 of 7

Implementation actions: Develop and implement a public campaign to increase awareness and knowledge of the housing rights and responsibilities of both landlords and tenants. This campaign will include rental housing best practice guidelines.

Amendment to the terms of reference for the Tenant Defence Fund to include renovictions.

RELEVANT CONSULTATION

The issue of renovictions has been discussed within the housing and homelessness sector over the last two years including discussions with ACORN, the tenant advocacy group. Extensive public comments from Councillors have informed the consultation on the issue of renovictions.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Renovictions:

The issue of renovictions has been a growing focus of the Hamilton community for a number of years. In 2019, Report PED19178/HSC19052 was approved to address renovation concerns around the Commercial Corridor Housing Loan and Grant Program, the Hamilton Tax Increment Grant Program, the Barton/Kenilworth Tax Increment Grant Program and the Barton/Kenilworth Commercial Corridor Building Improvement Grant Program. The purpose of this program was to ensure that any property improvements funded by these incentive programs do not result in the permanent displacement of an existing tenant, as a result of the improvement.

Renovictions have since been identified as a system wide issue that impacts some of the most vulnerable renters in the City of Hamilton.

New Westminster Program

New Westminster British Columbia has a licensing by-law regarding rental units and addresses the issue of renovations.

This legislation requires any landlord who is doing renovations to obtain every building permit, plumbing permit, development permit, special development permit or heritage alteration permit required. Additionally, the landlord must also enter into a new tenancy agreement with the tenant on the same terms or better for a comparable rental unit in the same building. If they are unable to accommodate in the same building, they must make other arrangements in writing for the tenants' temporary accommodation during the renovation.

SUBJECT: Tenant Defence Fund (HSC19011(a)) (City Wide) - Page 4 of 7

Central to their licensing regime is the premise that tenants should be able to reside within their unit during renovations and subsequent accommodations be made to address their needs within the unit or building during the proposed works. The landlord is as a result required to apply to the city in those circumstances where this is not feasible.

Staff propose to raise and evaluate this option as part of the on-going licensing review, recognizing that limitations may still exist with respect to the governing legislation regarding the Landlord Tenancy Act.

With respect to the building permit process itself, under the current legislation less ability is available to affect the issuance of permits as a result of the Ontario Building Code requirements.

Governing Legislation:

The issue of renovations is governed by Provincial legislation through the *Building Code Act* and the *Landlord Tenancy Act*.

The *Building Code* states:

The chief building official shall issue a permit referred to in subsection (1) unless,
(a) the proposed building, construction or demolition will contravene this Act, the building code or any other applicable law;

The above identifies 'applicable law'. The *Building Code Act* further identifies what applicable law is under the Act and the *Landlord Tenant Act* is not deemed to be applicable law under the *Building Code Act*.

On the basis of the above, placing caveats or conditions on the issuance of a Building Permit is specifically limited. The *Building Code Act* has a specific section that speaks to a 'Conditional Permit' which outlines when a Conditional Permit may be issued. Conditional Building Permits are used when all the applicable law(s) (except zoning) have not been met and permits an applicant (at the Chief Building Official's discretion) to enter into an agreement with the municipality to proceed prior to all the applicable law requirements having been met. Placing a restriction on a building permit tied to tenancy is therefore not an option for a conditional building permit. Additionally, the Building Division confirmed that they could not place a caveat or a condition on a Building Permit without the regulatory authority to enforce such

The *Landlord Tenancy Act* provides the following guidance related to evictions for renovations.

SUBJECT: Tenant Defence Fund (HSC19011(a)) (City Wide) - Page 5 of 7

Eviction for Personal Use, Demolition, Repairs and Conversion: Interpretation Guideline 12:

A landlord may apply to terminate a tenancy on the basis that the landlord: (1) will demolish the rental unit; (2) needs vacant possession to do extensive repairs or renovations; or (3) intends to convert the rental unit to non-residential use.

The Province of Ontario provides guidance to tenants if evicted due to renovations:

Your landlord must also compensate you if they evict you from your unit to:

- renovate
- repair
- demolish

They must give you the right of first refusal to move back into the unit following the renovation. You must notify your landlord in writing before you leave that you want them to offer you the unit when they complete the renovation.

Under the new rules, if your landlord fails to provide you a right of first refusal, you will have two years, rather than one, to file a claim with the Landlord and Tenant Board for compensation.

As detailed below, staff will continue to ensure as comprehensively as possible that education of these rights are provided proactively to tenants who may be at risk of renovictions.

Property Standards By-law

The City of Hamilton is in the process of updating the Property Standards By-law to provide greater clarity on matters that are covered, and which can be enforced by the Property Standards By-law. While these updates will not specifically address the issue of renovictions, it does provide additional support to tenants to address factors that lead to displacement of tenants as well as provide an opportunity to inform and educate tenants of their rights.

Community Input

The issue of renovictions has been an issue for many community advocates. ACORN on their website states:

“The City should expand and make permanent the Tenant Defence Fund by adding tenant outreach and education to its mandate as well as expanding the criteria for eligibility to include tenants at risk of displacement.”

SUBJECT: Tenant Defence Fund (HSC19011(a)) (City Wide) - Page 6 of 7

As detailed within this Report, staff will seek to expand the mandate to include financial resources for those individuals addressing renovations in front of the LTB. With respect to education of renters' rights, this forms a central component to the approach, recognizing that individuals may be coerced into leaving units without fully appreciating their rights under the Act. Staff will therefore continue to support and extend the existing educational opportunities to do this. Staff will work with the Building Division and the Licensing and By-Law Services Division to determine all reasonable and proactive opportunities to inform and educate in circumstances where there is a potential for tenant displacement.

With respect to education, staff also consider it important to raise concerns and offer education to the Hamilton District Apartment Association recognizing the important role the Association can play in limiting this process.

Direction

Expanding the Tenant Defence Fund to include renovations would allow the already existing program and staff compliment to support tenants with preparation and legal support at the Landlord Tenant Board.

The current program includes:

- 1) A \$1,000 grant for the purpose of hiring legal support from a paralegal or lawyer;
- 2) In addition to the \$1,000 for legal representation, support services (up to a maximum value of \$250) provided by the Housing Services Division for photocopying, printing, postage, and meeting space rental, either prior to a tenant group retaining a legal agent, or if the tenant group chooses to represent themselves. Support may also include services such as securing meeting space, help preparing the grant application, or other relevant services that are pre-approved by the Tenant Relations Officer, Housing Services Division.

A revised program would include the issue of renovations and would increase the amount available for the purpose of hiring legal support from a paralegal or lawyer to \$2,500.

Staff will continue to monitor uptake and look for improvements in the program which will include increased financial resources and will report back to this Committee. Discussions with the Legal Clinic will also continue to ensure no duplication and complementary support can be provided on individual cases.

SUBJECT: Tenant Defence Fund (HSC19011(a)) (City Wide) - Page 7 of 7

ALTERNATIVES FOR CONSIDERATION

Not Applicable

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.

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.

Built Environment and Infrastructure

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Not Applicable



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	April 22, 2021
SUBJECT/REPORT NO:	Accessing Capital Repair Funds from the National Housing Strategy - Co-Investment Fund for CityHousing Hamilton (HSC19048(a)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Jennifer Hohol (905) 546-2424 Ext. 7857
SUBMITTED BY:	Edward John Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION

- (a) That the General Manager of Healthy and Safe Communities Department, as the Service Manager, be authorized to enter into and execute the Letter of Intent with the Canadian Mortgage and Housing Corporation for funding through the National Housing Strategy Co-Investment Fund – Repair and Renewal Stream to support CityHousing Hamilton;
- (b) That staff report back to the Emergency and Community Services Committee with any Service Manager consents or other approvals required to execute CityHousing Hamilton’s Credit Agreement with the Canadian Mortgage and Housing Corporation for the National Housing Strategy Co-Investment – Repair and Renewal Stream; and,
- (c) That the City of Hamilton will act as guarantor of the long-term financing and performance obligations identified in the Letter of Intent, not to exceed \$87,413,328 in repayable loans and \$58,275,552 in forgivable loans and that the General Manager, Finance and Corporate Services, and City Clerk be authorized to execute any agreements and ancillary documents relating to the guarantee.

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SUBJECT: Accessing Capital Repair Funds from the National Housing Strategy - Co-Investment Fund for CityHousing Hamilton (HSC19048(a)) (City Wide) - Page 2 of 7

EXECUTIVE SUMMARY

On March 11, 2021, CityHousing Hamilton (CHH) and the City of Hamilton received confirmation through a Letter of Intent from the Canada Mortgage and Housing Corporation (CMHC) for \$145,688,880 in funding over eight years. This funding is delivered through the National Housing Co-Investment Fund – Repair and Renewal Stream and will support \$194,251,800 in repair and renewal projects impacting 6,290 CHH units. As this funding from CMHC requires a co-investment approach, CHH will contribute the remainder of the \$48,562,920 in funding from its capital budget to complete these projects across the portfolio. This includes investment of CHH’s annual capital allocation from the Service Manager.

The \$145,688,880 in funding from CMHC consists of \$87,413,328 in repayable loans and \$58,275,552 in forgivable loans. In order for CHH to receive the funding, CMHC is requesting the City of Hamilton guarantee payment and performance obligations for CHH. The risk associated with this broad unlimited guarantee is unknown until further details are acquired.

The 6,290 units from CHH that will benefit from this funding are just a portion of the 14,000 social/affordable housing units across the city. The total estimated need alone for CHH capital repairs over the next 20 years is \$400 M. The National Housing Co-Investment Fund – Repair and Renewal Stream also has a primary goal to fund projects that will achieve improved outcomes related to affordability, energy efficiency and accessibility. As this funding has a defined scope, money cannot be used to address all types of repair needs. The funding from the National Housing Co-Investment Fund will help to extend the lifespan of some, but not all, of CHH’s housing stock.

If the Letter of Intent is successfully executed by CHH and the City of Hamilton, the next step in securing funding will be to understand the detailed terms of the funding and performance outcomes through a Credit Agreement with CMHC. Further reports will come forward to attain required financial and Service Manager consents.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The City of Hamilton is being asked to act as guarantor of the long-term financing and performance obligations for funding from the Canada Mortgage and Housing Corporation to CityHousing Hamilton, not to exceed \$87,413,328 in repayable loans and \$58,275,552 in forgivable loans. At this time, Report HSC19048(a) is only seeking authority for the City of Hamilton

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to act as a guarantor. Once loan terms and conditions including issues of interest rate, security, and loan amortization are known and included in an agreement, a further report will come forward to the Audit, Finance and Administration Committee seeking appropriate authority to enter into the agreement.

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

On November 22, 2017, the federal government released Canada's National Housing Strategy: A Place to Call Home. The goal of the National Housing Strategy is to, over ten years, deliver a range of housing program initiatives.

One of the National Housing Strategy programs, the National Housing Co-investment Fund (NHCF), was launched on May 2, 2018. The NHCF is a \$16.6 B federal investment, \$5 B of which is new funding, with two funding streams: new construction of affordable housing and repair and renewal of social housing.

On August 15, 2019, Report HSC19048 was brought forward to the Emergency and Community Services Committee which sought permission for staff to engage in discussion with the Canada Mortgage and Housing Corporation (CMHC) alongside CityHousing Hamilton (CHH) to negotiate funding principles and to determine the extent of the municipal contribution needed under the NHCF. Since 2019, staff have been working with CHH and CMHC to negotiate funding principles to support repair and renewal projects across CHH's housing portfolio.

On March 11, 2021, CHH and the City of Hamilton received confirmation through a Letter of Intent from CMHC for \$145,688,880 in funding over eight years to support \$194,251,800 in repair and renewal projects impacting 6,290 CHH units. This information was communicated to CHH's Board of Directors on March 30, 2021 through CHH Report #21009 (attached as Appendix "A" to Report HSC19048(a)). If the Letter of Intent is successfully executed by CHH and the City of Hamilton, the next step in securing funding would be to understand the detailed terms of the funding and performance outcomes through a credit agreement with CMHC.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Under the *Housing Services Act, 2011* the City of Hamilton is legally obligated to maintain a minimum number of Rent-Geared-to-Income units. Hamilton's Service Level

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Standard of 9,257 is composed of units from 38 housing providers including CityHousing Hamilton. There is no expiration date on Hamilton's obligation to continue calculating and paying subsidy to these providers according to provincial regulations.

RELEVANT CONSULTATION

Consultation and comment on Report HSC19048(a) has been provided by CityHousing Hamilton, Corporate Services – Financial Planning, Administration, and Policy and Legal Services.

Legal Services has recommended that a request be made to CMHC to adjust the language in the Letter of Intent so that the City of Hamilton has to guarantee only the payment, and not the performance obligations of CHH. CMHC is not agreeable to this change as this approach would differ from NHCF agreements already in place with other organizations.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

There are approximately 14,000 social/affordable housing units in Hamilton, of which CHH has just over 7,000 which constitute an important part of Hamilton's service level standard. These units were built post-war and continue to provide critical affordable housing for thousands of Hamilton residents. Many of the major systems in these CHH units are at the end of their life cycle, and the state of repair and quality of these units have been in decline due to a lack of reinvestment and deferred maintenance as a result of limited financial resources. Due to this, CHH saw value in applying to the NHCF – Repair and Renewal Stream to support repair and renewal across the portfolio.

National Housing Co-Investment Funding for CityHousing Hamilton

A Letter of Intent received from CMHC outlines \$145,688,880 in funding over eight years to support \$194,251,800 in repair and renewal projects that will impact 6,290 CHH units. As this funding from CMHC requires a co-investment approach, CHH will contribute the remainder of the \$48,562,920 in funding from its capital budget to complete these projects across the portfolio. This includes investment of CHH's annual capital allocation from the Service Manager.

The primary goal of the NHCF – Repair and Renewal Stream is to fund projects that will achieve improved outcomes related to affordability, energy efficiency and accessibility. As a condition of this funding, CHH will be expected to regularly report outcomes and achieve performance targets in each of these three areas. Under these performance targets, CHH will aim to:

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- Maintain affordability for at least 20 years beyond the project such that rents for a minimum of 50% of the units will be on average below 69.9% of the median market rental rate;
- Reduce energy consumption and greenhouse gas emissions by at least 25% relative to pre-repair levels; and,
- Meet accessibility criteria in 20% of units, addressing in-unit accessibility needs customized to tenants.

Further details on performance obligations will be outlined in the Credit Agreement with CMHC. CHH will be expected to ensure they meet all performance obligations identified in future agreements with CMHC under the NHCF and regularly report progress to the City of Hamilton.

City of Hamilton Contribution

The \$145,688,880 in funding from CMHC consists of \$87,413,328 in repayable loans and \$58,275,552 in forgivable loans. In order to receive funding, CMHC is asking the City of Hamilton to guarantee payment and performance obligations for CHH.

Continued Need for Social Housing Repair and Renewal in Hamilton

The total estimated need for CHH capital repairs over the next 20 years is \$400 M. The funding from the NHCF will help to extend the lifespan of some, but not all, of CityHousing Hamilton's housing stock. For example, the scope of the NHCF funding will not apply to singles, semis and new development projects across CHH's portfolio. Capital investment needs for repair and renewals for semis and singles will still remain.

As this funding has a defined scope focused on projects that will improve outcomes related to affordability, energy efficiency and accessibility, money cannot be used to address all types of repair needs in buildings. CHH has confirmed with CMHC that within annual funding allotments, there is some flexibility on which projects from the portfolio are being addressed when over the eight-year project timeframe. This will help to best meet the housing unit needs in the event of emergency repairs.

The 6,290 units from CHH that will benefit from this funding are just a portion of the 14,000 social/affordable housing units across the city. Many housing providers also struggle with aging housing stocks in need of capital investment. The City of Hamilton will continue to explore ways to better support all housing providers in securing capital to extend the lifespan of their housing stock.

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Matters Requiring Further Review and Evaluation

What is understood about the extent of the guarantee at this time is that it is quite broad asking for an unlimited payment and performance guarantee and indemnity agreement (including, but not limited to, indemnification for environmental matters). If approval to sign-off on the Letter of Intent is given, there is risk to the City in acting as a guarantor in this broad capacity should CHH not be able to achieve financial or performance obligations. The City of Hamilton has asked CMHC to narrow the language of the guarantee required, however, CMHC is not agreeable to this.

To pay back the repayable loan portion of the funding, CHH will apply anticipated utility savings that will be realized as a result of completed energy efficiency projects. CHH will also be requesting City of Hamilton contribution to the balance of the repayment of the principle and interest of the loan. The details related to how this is proposed to be structured, including any future levy impacts will be addressed in a report to the Audit, Finance and Administration Committee that will be prepared once a Credit Agreement with CMHC is available.

Next Steps

Many details must still be understood with CMHC including the interest rate for the loan, the amortization period, reporting expectations and other terms. Report HSC19048(a) only seeks permission to sign the Letter of Intent and act as guarantor for CHH so that funding discussions may continue. If the Letter of Intent is successfully executed by CHH and the City of Hamilton, the next step in securing funding would be to understand the detailed terms of the funding and performance outcomes through a Credit Agreement with CMHC. A report will be brought to Council to approve the Credit Agreement and its associated terms. The report will spell out the details of the arrangements and the implications for the City of Hamilton including any additional reporting requirements that may need to be put in place between CHH and the City to ensure ongoing monitoring of performance obligations. It will also include any further financial and Service Manager consents that may be appropriate.

ALTERNATIVES FOR CONSIDERATION

None.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

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

SUBJECT: Accessing Capital Repair Funds from the National Housing Strategy - Co-Investment Fund for CityHousing Hamilton (HSC19048(a)) (City Wide) - Page 7 of 7

Healthy and Safe Communities

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

Built Environment and Infrastructure

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report HSC19048(a): CityHousing Hamilton Corporation Report #21009 - National Housing Co-Investment Fund – Repair and Renewal Stream Letter of Intent



Date: March 30, 2021

Report to: Board of Directors
CityHousing Hamilton Corporation

Submitted by: Tom Hunter,
Chief Executive Officer/Secretary

Prepared by: Samantha Blackley
Development Coordinator

Subject: **National Housing Co-Investment Fund – Repair and Renewal Stream Letter of Intent (Report #21009)**

RECOMMENDATION:

That the Board of Directors approve the following resolution:

- (i) That the CEO of CityHousing Hamilton be authorized to negotiate, enter into and execute the Letter of Intent with the Canada Mortgage and Housing Corporation for funding through the National Housing Co-investment Fund – Repair and Renewal Stream, in a form satisfactory to the CityHousing Hamilton legal support;
- (ii) That staff report back to the Board of Directors regarding the terms and conditions of the loan agreement which is the next step to receive funding through the National Housing Co-investment Fund – Repair and Renewal Stream; and
- (iii) That Report #21009 be forwarded to the City of Hamilton in its capacity as Service System Manager for approval of all necessary consents and financial commitments.

A handwritten signature in blue ink that reads "Tom Hunter".

Tom Hunter
Chief Executive Officer/Secretary

EXECUTIVE SUMMARY:

In partnership, CityHousing Hamilton (CHH) and the City of Hamilton have created an eight-year CHH portfolio-wide application to the Canada Mortgage and Housing Corporation (CMHC) under the National Housing Co-Investment Fund (NHCF) – Repair and Renewal Stream. The CHH portfolio-wide application consists of \$194,251,800 in projects over eight years for repair and renewal that will impact 6,290 units.

On March 11th, CHH and the City of Hamilton received confirmation through a Letter of Intent (LOI) from CMHC for \$145,688,880 in funding to support the proposed CHH portfolio-wide projects. This funding consists of \$87,413,328 in repayable loans and \$58,275,552 in forgivable loans. Permissions are required from the City of Hamilton for the repayment of the loan, CHH will apply approximately \$80,000 each year in utility savings towards the repayable loan and the City of Hamilton will be asked to contribute the balance of the repayment of the loan. As a condition of this funding CMHC has also requested a contribution commitment from the benefitting municipality as a guarantor. The remaining \$48,562,920 in funding for the projects across the portfolio will be provided by CHH. This includes CHH's annual capital allocation from the Service Manager. Authorization from the City of Hamilton will be requested through Council in April 2021 in order to fulfill these conditions in awarding the funding.

The total impact of the NHCF will help to expand the lifespan of CHH's housing stock through the program's affordability, energy efficiency and accessibility targets while helping to address the \$400M that is needed for capital repairs over the next 20 years. Most importantly, residents will experience increased quality of life, safety, health and accessibility.

BACKGROUND:

On November 22, 2017, the federal government released "Canada's National Housing Strategy: A Place to Call Home". The goal of the National Housing Strategy (NHS) is to, over ten years, deliver a range of housing program initiatives.

One NHS program, the National Housing Co-investment Fund (NHCF) was launched on May 2, 2018. The NHCF is a \$16.6 B federal investment, \$5 B of which is new funding, with two funding streams: New Construction of affordable housing and Repair/Renewal of social housing. In August 2019, Report HSC19048 was brought forward to the City of Hamilton's Emergency and Community Services Committee which granted approval to engage in discussions with CMHC to negotiate funding principles and to determine the

extent of the municipal contribution with respect to the CHH application under the NHCF.

There are approximately 14,000 social housing units in Hamilton, of which CHH has just over 7,000. These units were built post-war and continue to provide critical affordable housing for thousands of Hamilton residents. Many of the major systems in these units are at the end of their life cycle, and the state of repair and quality of these units have been in decline due to a lack of reinvestment and deferred maintenance as a result of limited financial resources.

The CHH and the City of Hamilton have submitted an eight-year CHH portfolio-wide application to CMHC under the NHCF – Repair and Renewal Stream. The CHH portfolio-wide application consists of \$194,251,800 in projects over eight years for repair and renewal that will impact 6,290 units.

DISCUSSION:

In partnership, CityHousing Hamilton (CHH) and the City of Hamilton have created an eight-year CHH portfolio-wide application to the Canada Mortgage and Housing Corporation (CMHC) under the National Housing Co-Investment Fund (NHCF) – Repair and Renewal Stream. The CHH portfolio-wide application consists of \$194,251,800 in projects over eight years for repair and renewal that will impact 6,290 units.

On March 11th, CHH and the City of Hamilton received confirmation through a Letter of Intent (LOI) from CMHC for \$145,688,880 in funding to support the proposed CHH portfolio-wide projects. This funding consists of \$87,413,328 in repayable loans and \$58,275,552 in forgivable loans. Permissions are required from the City of Hamilton for the repayment of the loan, CHH will apply approximately \$80,000 each year in utility savings towards the repayable loan and the City of Hamilton will contribute the balance of the repayment of the loan. As a condition of this funding CMHC has also requested a contribution commitment from the benefitting municipality as a guarantor. The remaining \$48,562,920 in funding for the projects across the portfolio will be provided by CHH. This includes CHH's annual capital allocation from the Service Manager. Authorization from the City of Hamilton will be requested through Council in April 2021 in order to fulfill these conditions in awarding the funding.

The primary goals of the projects that will be funded through the NHCF are improvements in:

- Affordability;
- Energy efficiency; and,
- Accessibility.

Table 1 outlines the distribution of these targets below:

Repairs	Repair Costs	% of Total Repairs
Repairs for Health and Safety	106,333,457.22	54.74%
Repairs for Energy Efficiency	48,932,038.50	25.19%
Repairs for Accessibility Improvements	38,986,344.29	20.07%
Total	194,251,840.01	100.00%

Through repair and renewal projects, the energy usage reduction target required by CMHC is 25%, which is expected to reduce annual greenhouse gas emissions by over 3 million ekgCO₂/year, as well as result in a potential \$1.6 M in annual utility cost avoidance. The funding from the NHCF would also improve accessibility to common spaces as well as provide the ability to address in-unit accessibility needs customized to tenants.

CHH has confirmed with CMHC that within the NHCF annual funding allotments there is flexibility on which projects from the portfolio are being addressed when over the eight year project timeframe, in order to best meet the needs of the housing units in the event of emergency repairs.

The total impact of the NHCR will help to expand the lifespan of CHH’s housing stock through the program’s affordability, energy efficiency and accessibility targets while helping to address the \$400M that is needed for capital repairs over the next 20 years. Most importantly, residents will experience increased quality of life, safety, health and accessibility.

CONCLUSION:

The funding from the NHCF will help to address the needed capital repairs and provide opportunities to maintain affordability and increase energy efficiency and accessibility in 6,290 CHH units increasing the quality of life for tenants. Staff are seeking authorization from the Board to execute the LOI to allow CHH to work with CMHC towards negotiation of a loan agreement.

ALIGNMENT TO THE 2017-2021 STRATEGIC PLAN:

This report implements:

Clean and Green

CityHousing Hamilton strives to be an environmental steward by minimizing our environmental footprint by implementing sustainable water and energy efficiencies in our housing stock.

Built Environment and Social Infrastructure

CityHousing Hamilton is committed to finding new ways to be innovative that will contribute to a dynamic City characterized by unique infrastructure, buildings, and public spaces. The maintenance, renewal and new development of our housing stock will ensure that the quality of life, well-being and enjoyment of our residents', influences the design and planning of our homes.

APPENDICES:

N/A

TH/sb

Mission: We provide affordable housing that is safe, well maintained and cost effective and that supports the diverse needs of our many communities.

**CITY OF HAMILTON
NOTICE OF MOTION**

EMERGENCY AND COMMUNITY SERVICES COMMITTEE: APRIL 22, 2021

MOVED BY COUNCILLOR E. PAULS

Financial Support to Remove Existing Wood Fence, and Supply and Install New Pressure Treated Wood Fence at 470 Stone Church Rd East, Hamilton

WHEREAS, CityHousing Hamilton owns the property located at 470 Stone Church Rd E - a 70-unit multi-residential townhouse complex built in 1970;

WHEREAS, the roughly 750 ft original dividing fence between the property and the abutting yards of 15 private homeowners along Stone Church Rd E, Delancey Blvd and Hussar Ave is at the end of its useful life and requires full removal and replacement;

WHEREAS, CityHousing Hamilton has assumed full responsibility for the cost and scope of work, consistent with City of Hamilton Planning Department practices, to remove and replace the existing board-on-board "Good Neighbour" fence with a new board-on-board "Good Neighbour" fence;

WHEREAS, CityHousing Hamilton has undertaken a Request for Quote process to obtain the best price for removal and replacement of the fence;

WHEREAS, the scope of work requires \$58 952.00 to complete the removal and replacement of the fence; and,

WHEREAS, CityHousing Hamilton can commit total funds of \$29 476.00 from operating dollars and \$14 794.00 from previously committed Ward 7 area rating funds;

THEREFORE, BE IT RESOLVED

(a) That the remaining cost of \$14 682.00 for the removal and replacement of the fence, be funded from the Ward 7 Area Rating Special Capital Re-Investment Discretionary Account; and,

(b) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents, with such terms and conditions in a form satisfactory to the City Solicitor.

**CITY OF HAMILTON
NOTICE OF MOTION**

EMERGENCY AND COMMUNITY SERVICES COMMITTEE: APRIL 22, 2021

MOVED BY COUNCILLOR B. CLARK

Red Hill Valley Joint Stewardship Board

WHEREAS the Red Hill Valley Joint Stewardship Board (JSB) was established as a collaboration between the Haudenosaunee First Nation and the City of Hamilton in 2006 to oversee activities within the Red Hill Valley and;

WHEREAS the JSB funding is not reflective of the growing amount of work necessary to fulfil the spirit of the agreement;

THEREFORE, BE IT RESOLVED:

- (a) THAT staff be directed to establish a Red Hill Valley Joint Stewardship Board (JSB) reserve and that any annual operating surpluses of the JSB be allocated to this reserve, for the purposes of funding projects and improvements for the Valley;
- (b) THAT the annual budget amount be adjusted annually by the Ontario CPI all items, not seasonally adjusted index, to ensure sustainability of the Board;
- (c) THAT the 2021 JSB budget be adjusted by 12.5 % to reflect a retro-active CPI increase dating back to 2013;
- (d) THAT staff be directed to establish a mechanism by which the JSB can procure the necessary technical services, when required, within the available budget;
- (e) THAT the annual funding for the JSB be provided in a one-time payment at the start of every calendar year; and
- (f) THAT the JSB budget be restated from the Public Works Department, to Healthy and Safe Communities, Department so as to align with the Urban Indigenous Strategy.