



Hamilton

CITIZEN COMMITTEE REPORT

To:	Chair and Members Emergency and Community Services
From:	John Hawker, Chair Tenant Advisory Committee _____ (to be signed by the Chair)
Date:	February 13, 2012
Re:	Investment in Affordable Housing Program - Hamilton's Allocation (TAC Report 12-001) (City Wide)

Recommendation:

That the Mayor, on behalf of Council, write a letter to the Ministry of Municipal Affairs and Housing advocating for additional funding for Hamilton through the Investment in Affordable Housing for Ontario Program.

Background:

On September 8, 2011 Emergency and Community Services Committee received an Information Report (CS11079) explaining the new Investment in Affordable Housing for Ontario program. The report describes the extent and timeline of the program and which elements are included in this investment (new rental housing, homeownership, renovations and rent supplements/housing allowances). This report demonstrates the vast discrepancy between the Provincial allocation to Hamilton and the documented local housing investment needs.

Analysis/Rationale:

The Tenant Advisory Committee continues to be concerned about issues for tenants across the housing continuum. From social housing to the private market, people are experiencing difficulty finding and affording housing that is of decent quality. We understand that housing is complex and that the municipal tax base cannot sustain the level of need in our community. We know that senior government investment is required to ensure a strong housing continuum in our community.

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In consideration of the analysis provided in Report CS11079, in order to meet some of the documented needs within Hamilton we would need \$406.7 million:

- Hamilton's new Urban Official Plan identifies a need for 629 new rental units annually. In order to build 629 new units with Investment in Affordable Housing (IAH) funding it would cost \$94.3 million (629 units at \$150,000/unit).
- Hamilton's new Urban Official Plan identifies a target of 1,265 rent supplement/housing allowances per year based on the number of people paying more than 50% of their income on rent. In order to fund 1,265 housing allowances with IAH funding it would cost \$30.3 million (1,265 allowances at \$200/month for 10 years).
- The 2006 Census identified 11,278 dwellings in need of major repair. In order to renovate those units with IAH funding it would cost \$281.1 million (11,278 dwellings repaired at \$25,000 per unit).

The current allocation of \$16.8 million is not enough.

The Tenant Advisory Committee (TAC) acknowledges that the Housing and Homelessness Action Plan process is underway and TAC is happy to have been consulted and to be represented on the Planning Group. We know that the City of Hamilton, in partnership with community partners, is looking at strategic ways to solve the housing issue in Hamilton. We appreciate that the Province is not able to provide every community with all of the resources needed. However, we do want the Province to be aware of the scope of the discrepancy and to consider an increased allocation for Hamilton.