



**CITY OF HAMILTON**  
**COMMUNITY & EMERGENCY SERVICES DEPARTMENT**  
**Housing Services Division**

<b>TO:</b>	Chair and Members Emergency & Community Services Committee
<b>COMMITTEE DATE:</b>	May 25, 2015
<b>SUBJECT/REPORT NO:</b>	Social Housing Capital Reserve Fund - CityHousing Hamilton - 405 York Boulevard (CES15022) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Ron Wilson 905-546-2424 ext. 2754 Robert McKnight 905-546-2424 ext. 3728 Gillian Hendry 905-546-2424 ext. 4818
<b>SUBMITTED BY:</b>	Joe-Anne Priel General Manager Community & Emergency Services Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That the General Manager of the Community & Emergency Services Department be authorized and directed to fund CityHousing Hamilton up to a total of \$83,000 for the creation of six accessible units at 405 York Boulevard from the Social Housing Capital Reserve Fund (#112248).

**EXECUTIVE SUMMARY**

CityHousing Hamilton (CHH) has the opportunity to enter into a partnership with the AbleLiving program for the creation of six accessible units at 405 York Boulevard with supports for tenants with physical disabilities. It is a 53 unit social housing property that currently has 12 accessible units. AbleLiving has received approval for operating and capital funds from the Hamilton, Niagara, Haldimand and Brant Local Health Integration Network (HNHB LHIN) to provide ongoing supports for six additional accessible units at the location. The LHIN has also approved \$85,000 in capital funding for the purchase of equipment needed for the AbleLiving supports services. The operating and capital funding from the LHIN is contingent on the renovation and retrofit by CHH of six existing units to meet accessibility requirements at a capital cost of \$83,000. Although willing to enter into this partnership, CHH is unable to contribute capital reserve funding to this project given other priorities for capital work.

To support this innovative partnership between the AbleLiving program and CHH, it is recommended that up to \$83,000 be allocated from the Social Housing Capital Reserve (#112248) for the cost of the renovations. The cost of these renovations meets the Social Housing Capital Reserve (#112248) criteria. The purpose of the Social Housing Capital Reserve Fund (#112248) is to cover the costs of emergency repairs or

exceptional situations when the social housing providers have insufficient funding in their capital reserves.

Housing Services Division staff completed a review of the proposed renovations and deemed the estimated costs acceptable. Final costs will be subject to review by the Housing Administration Officer assigned to CHH.

If approved, the AbleLiving program will relocate residents from their Binbrook site. The 405 York Boulevard location will provide tenants with improved access to public transportation and other local amenities including enhanced support services, available through the AbleLiving program. This will free up capacity at the AbleLiving Binbrook site for use as part of the Hospital Transitional Bed Program. The Hospital Transitional Bed Program facilitates the transfer of patients out of the acute care hospitals once their active medical treatment is complete thus freeing up hospital beds for those who require crisis level care.

This project supports three of the strategies in the City's 10-year Housing and Homelessness Action Plan that call for an increase in accessible housing and supportive units. The Plan also stipulates the need to provide supports to assist people in obtaining and maintaining housing and to accomplish this by developing partnerships with other agencies and expanding housing with support options.

***Alternatives for Consideration – Not Applicable***

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:**

The current balance of the Social Housing Capital Reserve Fund (#112248) is \$662,832. The approval of \$83,000 will leave a balance of \$579,832 for future social housing capital projects and emergency repairs.

**Staffing:**

There are no staffing implications to Report CES15022.

**Legal:**

If approved, the City will enter into a funding agreement with CHH. Social housing providers are required to enter into an agreement with the City of Hamilton for any capital funds.

**HISTORICAL BACKGROUND**

AbleLiving is a non-profit charity that has been serving adults with physical disabilities for more than thirty-five years. Services are located throughout Ontario's Golden Horseshoe area. The organization provides the assistance people need to manage their lives as independent adults; help with activities of daily living including eating,

maintaining continence, bathing, dressing, personal care and mobility. They also support activities that help with the management of daily lives such as homemaking, meal preparation and assistance with medication. In addition to a wide array of supportive care options they offer training in life skills, self-development, falls prevention and dementia care. Among their clients are adults with physical disabilities, elderly people who are becoming frail and family members who need respite from the role of caregiver.

The Transitional Bed Program is an initiative of Hamilton's hospitals. It is intended as an interim step for patients who no longer require the level of care provided in a hospital, but who are not yet able to return to their home or go into long term care facility. The goal is to open up beds that are being occupied by people who no longer need them and reduce cost. Patients who may benefit from the Transitional Bed Program are identified through the discharge planning process and are offered the opportunity to move to a Transitional Bed which is located in a retirement home or other residential facility. Patients pay to stay in the Transitional Bed Program. Patients with limited ability to pay may access subsidized beds at Able Living's Binbrook facility or the First Place Retirement Residence.

On June 14, 2011, the Advisory Committee for Persons with Disabilities received Report CS11059 concerning Accessible Units in Social Housing and New Affordable Housing Projects. The report outlined the number of accessible units included in new affordable housing projects and the need for more accessible social housing units.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

There are no policy implications to Report CES15022.

## **RELEVANT CONSULTATION**

The AbleLiving Program provided background on their program and funding arrangements being negotiated with the LHIN.

CityHousing Hamilton provided pricing and work details on their submission for capital funding and the creation of the six accessible units.

## **ANALYSIS AND RATIONAL FOR RECOMMENDATION**

Historically, there has been a shortage of accessible units in the housing system whether the housing provider is non-profit, co-operative or a private landlord. The availability of accessible units is further limited by the low turnover rate because once a family or individual is able to obtain a modified or accessible unit; they typically remain in the unit for an extended period of time.

It is the experience of staff conducting searches for accessible units on behalf of a household that private market rental apartments and townhouses rarely contain modified or accessible units. There is a demonstrated need to increase the number of social housing accessible units either through new construction or the renovation of existing housing stock.

Hamilton has 14,600 social housing units, most of which are not considered accessible. Access to Housing (ATH), who manages Hamilton's social housing waitlist, establishes eligibility for the subsidized social housing units while the various housing providers are responsible for assessing suitability of the unit for the applicants. As of March 31, 2015, there were 125 applications for modified or accessible units representing 2.2% of the total 5,724 applications on the Access to Housing waitlist.

One of the major challenges of creating accessible and affordable housing is that the needs of people with disabilities are highly individualized. Universal accessibility is a challenge to achieve because of the diverse nature of disabilities. In some cases, even housing that is designed with accessibility issues in mind require further modifications after the unit is occupied.

Housing Services Division staff are working with social housing providers to create new modified or accessible units when there is new construction for affordable or social housing units. Additionally, social housing providers have been encouraged to convert existing standard units to modified or accessible units when renovations are underway with the provision of capital funding from the Social Housing Reserve Fund.

The purpose of the Social Housing Capital Reserve Fund (#112248) is to fund emergency capital costs and for exceptional situations. Payments from the reserve are limited to social housing stock as defined in the Housing Services Act, 2011 or subsequent amending legislation.

Exceptional situations include, but are not limited to retro-fits, for example:

- Energy efficiencies
- Modification and creation of accessible units for wheelchair and/or special needs
- Creation of larger units to address the need to accommodate larger families

The HNHB LHIN is the funding agent for AbleLiving Services. The LHIN is responsible for effective patient flow within and across the health sector. Creating these six new rental units in the community will free up capacity at the Binbrook site for use as part of the Hospital Transitional Bed Program. This program facilitates the transfer of patients out of the acute care hospitals once their active medical treatment is complete.

## **ALTERNATIVES FOR CONSIDERATION**

There are no alternatives to Report CES15022.

## **ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN**

### **Strategic Priority #1**

A Prosperous & Healthy Community

*WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.*

#### **Strategic Objective**

- 1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.
- 1.5 Support the development and implementation of neighbourhood and City wide strategies that will improve the health and well-being of residents.

### **Strategic Priority #2**

Valued & Sustainable Services

*WE deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.*

#### **Strategic Objective**

- 2.3 Enhance customer service satisfaction.

### **Strategic Priority #3**

Leadership & Governance

*WE work together to ensure we are a government that is respectful towards each other and that the community has confidence and trust in.*

#### **Strategic Objective**

- 3.4 Enhance opportunities for administrative and operational efficiencies.

## **APPENDICES AND SCHEDULES ATTACHED**

None