



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

<b>TO:</b>	Chair and Members Emergency & Community Services Committee
<b>COMMITTEE DATE:</b>	June 22, 2015
<b>SUBJECT/REPORT NO:</b>	Expenditures from the Social Housing Reserve Fund (Account # 112248) (CS13004(b)) (Ward 3)
<b>WARD(S) AFFECTED:</b>	Ward 3
<b>PREPARED BY:</b>	George Gambioli 905-546-2424 Ext. 4840 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, Community & Emergency Services Department, be authorized and directed to amend the existing funding agreement with McGivney Community Homes Inc. previously approved from the Social Housing Reserve Fund (#112248), to re-allocate \$82,761 for repairs and renovations from 204 Wentworth Street North to 61 Arthur Street North.

**EXECUTIVE SUMMARY**

On March 25, 2013 City Council approved a total of \$300,000 to McGivney Community Homes Inc. for repairs and renovations to four houses in Hamilton at 59 Arthur Avenue North; 200 Grosvenor Avenue North; 204 Wentworth Street North and 460 Charlton Avenue from the Social Housing Reserve Fund (#112248) (Report CS13004).

Repairs and renovations were completed on all houses with the exception of 204 Wentworth Street North. It was later determined that the house would have to be demolished and re-built at an estimated cost of \$130,000 to \$150,000 which exceeded the available funding. Therefore, McGivney Community Homes Inc. has made a request to utilize the remaining \$82,761 to repair and renovate another one of their properties at 61 Arthur Street North. Renovations at this address will increase the number of bedrooms in the house from three to five which is in high demand on the social housing waitlist. The social housing provider does not have adequate funding in the replacement reserve to complete these repairs.

In Hamilton, there is a growing unmet need for social housing units with more than four bedrooms. There are also many scattered and abandoned houses in need of repair that the housing providers do not have the funds to renovate. The City, as Service

Manager for social housing, is taking steps to increase the number of multi-bedroom units either through new construction or the renovation of the existing social housing stock.

## **FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

### **Financial:**

On March 25, 2013 City Council approved a total of \$300,000 to McGivney Community Homes Inc. for repairs and renovations to four houses in Hamilton at 59 Arthur Avenue North; 200 Grosvenor Avenue North; 204 Wentworth Street North and 460 Charlton Avenue from the Social Housing Reserve Fund (#112248) (Report CS13004). If approved, the funding in the amount of \$82,761, previously allocated to repairs and renovations at 204 Wentworth Street North, will be reallocated to 61 Arthur Street North resulting in no financial implications.

### **Staffing:**

There are no staffing implications associated with Report CS13004(b).

### **Legal:**

A revised funding agreement with McGivney Community Homes Inc. will be prepared by legal services for execution.

## **HISTORICAL BACKGROUND**

In November 2012, the Housing Services Division sent a communication to all of Hamilton's Social Housing Providers regarding the need to create large units of three or more bedrooms (Communiqué 2012-10). Social Housing Providers were asked to submit a business case with estimated costs for projects. McGivney submitted a proposal in response to the request.

McGivney Community Homes Inc. submitted a \$300,000 request for funding for repairs to four single detached units which have been vacant for an extended time due to the need for essential repairs. Repairs and renovations are required to ensure the houses are habitable by meeting safety and building code standards.

On March 25, 2013, City Council approved a total of \$300,000 to McGivney Community Homes Inc. for repairs and renovations to four houses in Hamilton at 59 Arthur Avenue North; 200 Grosvenor Avenue North; 204 Wentworth Street North and 460 Charlton Avenue from the Social Housing Reserve Fund (#112248) (Report CS13004).

Repairs and renovations were completed on all houses with the exception of 204 Wentworth Street North. The repairs and renovations required to repair this house exceeded the funding available. Therefore, McGivney Community Homes Inc. has made a request to utilize the remaining \$82,761 to repair and renovate another one of their properties at 61 Arthur Street North.

The houses located at 59 Arthur Avenue North and 200 Grosvenor Avenue North were renovated into five bedroom homes. The house at 460 Charlton is a two bedroom home that was vacant and in dire need of repair. Despite having only two bedrooms, it is located in an area with high demand and there was the benefit of returning it to habitable social housing stock. The house located at 61 Arthur Street North was a three bedroom house and if the funding is approved will be renovated into a five bedroom house.

### **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

There are no policy implications for Report CS13004(b).

### **RELEVANT CONSULTATION**

There was no consultation for the writing of this report.

### **ANALYSIS AND RATIONAL FOR RECOMMENDATION**

Of Hamilton's 14,600 social housing units, a total of 547 have four or more bedrooms. A breakdown in numbers for large family units follows:

- 462 four bedroom units;
- 82 five bedroom units; and,
- 3 six bedroom units.

Social housing waitlist data supports the need for units with four or more bedrooms. In March 2015 there were 5,724 households on the social housing waiting list, including 1,136 households with four or more members who require larger units. The wait time for a unit with several bedrooms can range from one to three or more years. Not only are there fewer large units within the social housing stock but they have a low turnover rate. Consequently, large families sometimes accept units with fewer bedrooms in an effort to become housed.

Hamilton's demographics are changing and the type of social housing units must be modified to meet the needs of our current population. The demand for larger units with three or more bedrooms often comes from newcomer households with bigger families. Newcomers make up 8.7%, of the social housing wait list. Most newcomers that apply for social housing need sizable units: more than two-thirds applied for three or more bedrooms and nearly one-third applied for five or more bedrooms.

### **ALTERNATIVES FOR CONSIDERATION**

None

**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.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

**APPENDICES AND SCHEDULES ATTACHED**

None