



CITY OF HAMILTON
COMMUNITY AND EMERGENCY SERVICES DEPARTMENT
Housing Services Division

TO:	Chair and Members Emergency & Community Services Committee
COMMITTEE DATE:	June 22, 2015
SUBJECT/REPORT NO:	Renewal of Ontario's Long-Term Affordable Housing Strategy (CES15032) (City Wide)
WARD(S) AFFECTED:	City Wide
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SUBMITTED BY:	Joe-Anne Priel General Manager Community & Emergency Services Department
SIGNATURE:	

RECOMMENDATION

- (a) That the City of Hamilton's submission as outlined in Appendix A of Report CES15032 regarding the renewal of the Provincial Long Term Affordable Housing Strategy, be endorsed; and,
- (b) That the Mayor correspond with the Honourable Ted McMeekin, Minister of Municipal Affairs and Housing to request that the Ministry of Municipal Affairs and Housing take full consideration of the City of Hamilton's position on renewal of the Provincial Long Term Affordable Housing Strategy.

EXECUTIVE SUMMARY

In 2010, the Ministry of Municipal Affairs and Housing (MMAH) released the Long-Term Affordable Housing Strategy (LTAHS). The LTAHS laid the foundation for changes to the housing and homelessness prevention system that better enabled municipalities to plan and deliver locally responsive and appropriate services. Key among these changes were the replacement of the *Social Housing Reform Act, 2000* with the *Housing Services Act, 2011*, the creation of a consistent framework for local housing and homelessness plans and the consolidation of a number of provincial homelessness funding streams into the Community Homelessness Prevention Initiative (CHPI).

The City of Hamilton continues to build on the LTAHS foundation with Council's adoption of Hamilton's 10-year Housing and Homelessness Action Plan (Report CS11017(c)) in December 2013 and with the steps that have been taken to begin to solve the issue of homelessness through a more co-ordinated approach to

homelessness services (Report CES14005(b) – Housing First and Homelessness Prevention Call for Applications Update).

On April 14, 2015, the Minister of Municipal Affairs and Housing announced that a renewal of the LTAHS would be undertaken. Key stakeholders and the public were invited to provide their feedback by July 3, 2015 through a discussion guide that outlines progress to date, the Ministry's future goals and key themes where they would like input. City Councils were also invited to provide their feedback.

The City's Housing and Homelessness Action Plan represents a solution focused framework for decisions concerning housing and homelessness in Hamilton. The five outcomes areas and 54 strategies in the plan were referenced in the development of Hamilton's submission for the LTAHS renewal. The Province plays a critical role in establishing the legislative framework for land use planning, the rental housing market and most social and affordable housing programs. Without increased funding, improved co-ordination of services and regulatory and policy changes at the provincial level, the targets and many of the strategies identified in the plan will not be achieved.

Hamilton's submission for the LTAHS renewal is provided in Appendix A to Report CES15032 and is structured to follow the consultation guide provided by MMAH.

Hamilton's submission for renewal of the LTAHS focuses on three primary themes:

- Need for increased financial commitment;
- Improved coordination of services to better support residents; and,
- Provincial policy and regulatory changes.

The three themes were featured most prevalently in the City's consultation for the LTAHS renewal, but also during the extensive consultation process in the development of the City's 10-year Housing and Homelessness Action Plan. The Plan was submitted to the Province for review and comment and in response, the Province was supportive of the Action Plan.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial:

There are no financial implications associated with Report CES15032.

Staffing:

There are no staffing implications associated with Report CES15032.

Legal:

There are no legal implications associated with Report CES15032.

HISTORICAL BACKGROUND

In 2010, the Ministry of Municipal Affairs and Housing (MMAH) released the Long-Term Affordable Housing Strategy (LTAHS). The LTAHS laid the foundation for changes to the housing and homelessness prevention system that better enabled municipalities to plan and deliver locally responsive and appropriate services.

In December 2013, Council endorsed a 10-year Housing and Homelessness Action Plan for Hamilton (Report CS11017(c)). This was the culmination of three years of work in collaboration with community partners to develop outcomes, targets, strategies and actions to address affordable housing needs and homelessness in the community. The Ministry reviewed the Plan and provided only positive comments to the City.

On April 14, 2015, the Minister of Municipal Affairs and Housing announced that a renewal of the LTAHS would be undertaken. The Province invited input from municipalities and the public to inform that process. The deadline for submitting a response is July 3, 2015. This process is running concurrently with the Consolidated Plan Review of its land use planning documents: the Greenbelt Plan, Growth Plan for the Greater Golden Horseshoe, Niagara Escarpment Plan, and Oak Ridges Moraine Plan, as well as the review of proposed changes to the *Development Charges Act, 1997*, and *Planning Act*. The Provincial Policy Statement was renewed in 2014.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

There are no policy implications for Report CES15032.

RELEVANT CONSULTATION

As a result of the Province's July 3, 2015 deadline for receiving submissions, there was limited opportunity to undertake a full community consultation and develop a City response. Accordingly, the consultation process was targeted to groups with the most relevant knowledge base or those with a mandate that relates to the LTAHS.

The Housing and Homelessness Planning Group is a group of community partners who were brought together to provide advice on the development of the City's 10-year Housing and Homelessness Action Plan. The group continues to provide direction regarding implementation of the plan. They represent a wide range of housing-related sectors in the community, including but not limited to: food banks, emergency shelters, social housing providers, aboriginal community, newcomers, tenants and landlord associations. This group also includes City staff representing the Neighbourhood Action Strategy and the Planning and Economic Development Department.

Housing Services Staff also consulted with the Seniors Advisory Committee, the Tenant Advisory Committee and the Advisory Committee for Persons with Disabilities.

Three community feedback sessions were held in early April for the purpose of obtaining the public's input on the efforts being made to implement the Action Plan. Input received at these sessions has also been reviewed and incorporated into the City's response, where applicable.

Staff from the Planning and Economic Development Department were consulted on the questions from the LTAHS review discussion guide that relate to increasing the supply of affordable housing through land use planning tools and initiatives.

ANALYSIS AND RATIONAL FOR RECOMMENDATION

Need for increased financial commitment

Every municipality was required to develop 10-year Housing and Homelessness plans as they are a mandated requirement of the *Housing Services Act, 2011*. In order to meet the current and future housing needs of Hamilton residents, significant financial investment is required from the senior levels of government. Available funding is markedly less than is needed for its full and effective implementation of Hamilton's plan. For example, the cost to meet the targets for new rental housing units is \$300 million over the 10-year life of the Action Plan. Additional targets for 2,100 new housing allowances and rehabilitating 3,500 private housing for low-moderate income households would cost approximately \$31.5 million and \$70 million respectively, pushing the cost of implementing the Housing and Homelessness Action Plan to well over the \$400 million over its 10-year lifespan.

The responsibility for the social housing stock was downloaded to municipalities in 2001 without adequate and sustainable funding to support future capital repair pressures. Utilizing a projection of the estimated costs of capital repairs for 10 of the 43 social housing providers in Hamilton that have completed building condition assessments and reserve fund studies since 2009; it is projected that the cost to all of Hamilton's social housing stock will be \$500 to \$600 million over the next twenty years. The number of available housing units that remain vacant is increasing due to the lack of funding for major repairs and the number of households waiting for social housing continues to increase. The end of federal operating agreements adds additional pressures on social housing providers and the Service Managers, as this federal funding source declines annually to zero in 2033. The situation will only accelerate without an infusion of funding for Service Managers to manage the social housing stock or alternatively for the province to upload the social housing programs and associated costs back to the provincial level. A National Housing Strategy would provide much needed commitment to making affordable housing a priority for the federal government.

Improved coordination of services to better support residents

The Housing and Homelessness Action Plan sets out many strategies and targets for improving the system of individualized supports related to obtaining and maintaining housing. One such strategy calls for better integration and improved relationships

between the various ministries that work with the populations most in need of housing related supports such as the Ministry of Health and Long-Term Care. Although the Province is taking positive steps in this regard, continued progress in a more integrated approach to service would enable the City, its partners, and the various Ministries to better understand and support mutual objectives to achieve more significant and meaningful collective results.

Provincial Regulatory and Policy Changes

The Housing and Homelessness Action Plan has a number of strategies that do not require significant financial investment to support the development of affordable housing but rather legislative, regulatory or policy changes at the provincial level such as policy changes related to land use planning and the process for the divestment of surplus provincial and school board lands.

A recent report, "Precarious Penalty", produced by a consortium of researchers including McMaster University and the United Way of Toronto, showed that nearly 60% of Hamilton workers are in some form of precarious employment. This may mean temporary work, contract work, freelance work, or part time underemployment. Without focusing on creating good and stable jobs, implementing a living wage policy and increasing social assistance rates, meaningful poverty reduction and improved housing affordability will never be realized.

A full analysis of the City of Hamilton's submission is included in Appendix A to Report CES15032 – City of Hamilton Submission for Renewal of the Long Term Affordable Housing Strategy.

ALTERNATIVES FOR CONSIDERATION

There are no alternatives for consideration.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

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

- 3.1 Engage in a range of inter-governmental relations (IGR) work that will advance partnerships and projects that benefit the City of Hamilton.

APPENDICES AND SCHEDULES ATTACHED

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Long Term Affordable Housing Strategy