

# **Brief regarding the request for a deputation on behalf of Hamilton East Kiwanis Non-Profit Homes Inc. and McGivney Community Homes Inc. in relation to leveraging existing social housing assets for the creation of new affordable housing units.**

**Presentation to:** Emergency & Community Services Committee

**Date:** June 6<sup>th</sup>, 2016 at 9:30 AM

**Presenter:** Brian H. Sibley Executive Director, Hamilton East Kiwanis Non-Profit Homes Inc.

## **Summary**

Hamilton East Kiwanis Non-Profit Homes Inc. (Kiwanis Homes) is a Registered Charitable, Not-For-Profit organization which has been providing affordable housing to families in the Hamilton area since 1982. Currently Kiwanis Homes is the third largest social housing provider in Hamilton, owning and/or managing approximately 1000 units, consisting of apartment buildings, townhouses and single family dwellings. As a housing provider which focuses on providing service to families, almost all Kiwanis Homes units consist of two or more bedrooms.

Approximately 260 of the units managed by Kiwanis Homes were purchased from the federal government under Section 95 housing agreements. Two hundred and two of these units are directly owned by Kiwanis Homes while the remaining 62 units are owned by McGivney Community Homes Inc. Most of these units are single family dwellings, duplexes and triplexes primarily located in Wards 3 and 4 and within 800 metres from the new proposed LRT line. These homes are currently designated for use as rent geared to income units (RGI).

Commencing in May 2017 and stretching over each of the subsequent five years, the mortgages for these Section 95 units will be paid in full. At that time these houses will no longer be subject to the historical operating agreement with the City of Hamilton. While these units will ostensibly belong to Kiwanis Homes Inc. and McGivney Community Homes Inc. we strongly believe that they are a collective asset which can be utilized for the common benefit of the City of Hamilton in meeting its long-term affordable housing goals. Kiwanis Homes believes that these units represent an opportunity for our organizations to leverage these assets to derive sufficient financing to develop approximately 1000 new, mixed use rental units, of which at least 50% would be designated as affordable. This would equate to an investment in new affordable housing for the City of Hamilton in the amount of approximately \$200 million over the next 5 to 10 years. Further, we believe that this plan can be accomplished without losing the 260 units from the city's pool of affordable housing units.

Kiwanis Homes Inc. also believes that this plan will neither require the expenditure of City funds to accomplish nor require the need for ongoing operational funding from any level of government to maintain.

Kiwanis Homes recognizes that our organization does not possess the necessary internal capacity or project management experience to effectively implement a project of this scope. We are therefore requesting the support of the City of Hamilton, as our primary partner and beneficiary of this proposal. Specifically, we are seeking assistance with the development of a plan that effectively meets the needs of all community stakeholders.