



# INFORMATION REPORT

<b>TO:</b>	Chair and Members Emergency and Community Services Committee
<b>COMMITTEE DATE:</b>	September 12, 2016
<b>SUBJECT/REPORT NO:</b>	Social Housing Improvement Program (CES16040) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Adam Sweedland 905-546-2424 ext. 1782
<b>SUBMITTED BY:</b>	Julie Western Set Director, Housing Services Community and Emergency Services Department
<b>SIGNATURE:</b>	

**Council Direction:**

Not applicable.

**Information:**

On June 21, 2016, the Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development and the Honourable Chris Ballard, Minister of Housing, announced new funding for housing through the 2016 Social Infrastructure Fund. The 2016 Social Infrastructure Fund includes several components, one of which is the Social Housing Improvement Program (the "Program"). The Program targets capital repairs and improved water and energy efficiency in existing social housing.

Through the Program, Hamilton has been allocated \$11,597,400 to fund and support capital repairs in Hamilton's social housing stock. The Program guidelines require that the funding be made available to eligible social housing providers to fund and support capital repairs in Hamilton's social housing stock, such as:

- Replacing aging systems (e.g. elevators, mechanical);
- Safety features;
- Accessibility improvements;
- Renewal of housing stock;
- Energy conservation (reduce consumption and greenhouse gas emissions); and,
- Administration costs of program delivery.

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*OUR Vision: To be the best place to raise a child and age successfully.*

*OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.*

*OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.*

In accordance with the guidelines, the Housing Services Division released a call for applications to social housing providers in July 2016 to determine funding requirements for capital projects that meet Program guidelines in terms of scope and timelines.

Social housing providers were required to submit applications for projects that are prioritized based on any completed building condition assessments (“BCAs”). The City has been leading a process to complete BCAs for all housing providers and expect that all BCAs will be completed by the end of summer 2016, resulting in a comprehensive and prioritized list of necessary capital repairs that will sustain the physical condition of the social housing projects in Hamilton. In the absence of completed BCAs, social housing providers may support their applications with contractor estimates, legal opinions or engineer reports.

Funding will be allocated by first applying the City’s Capital Funding Proportional Allocations Policy to the applications. Under this policy, funding is allocated proportionate to the number of social housing units within Hamilton’s overall portfolio. If a provider does not submit an application or submits an application that is less than its proportional allocation, those funds can be reallocated to support other projects.

Program funding must be fully committed by December 31, 2016 for projects which can commence no later than March 31, 2017. Given the short time frame in which to commit and commence projects, some of the proposed projects may not be able to proceed as submitted and will be replaced with other “shovel-ready” projects. Funding that is uncommitted by March 31, 2017 or unspent by March 31, 2019 must be returned to the Province.

One of the cornerstones of the Program is the preservation of social and affordable housing. Social housing providers are required to enter into funding agreements with the City, as Service Manager, that require, among other things, that the social housing project for which the funding is applied, remain affordable for a minimum of ten years, with at least five years as social housing subject to the provisions of the *Housing Services Act, 2011* (regardless of the end date of any federal operating agreement). The end of federal operating agreements has the potential to “remove” housing units from the social housing stock and these units will cease to be available as part of the centralized waitlist. This Program requirement will help to mitigate this loss of units and maintain rent-geared-to-income units available for households on the centralized waitlist for an additional five years, at a minimum.

Applications for funding will be reviewed and evaluated by mid-September. The Housing Services Division is currently working with Legal Services to develop required funding agreements and will work with the providers to complete the funding agreements and ensure that projects commence as scheduled.