



Hamilton

Housing and Homelessness Advisory Committee Minutes

6pm

Tuesday, March 7, 2017

Meeting room 264

Hamilton City Hall

71 Main Street West, Hamilton

James O'Brien, Senior Project Manager Housing & Homelessness
905-546-2424 x 3728

Present: Marie Raftis, Julia Verbitsky, Lance Dingman, Eileen Campbell, Thomas Mobley, Elske de Visch Eybergen, Michael Slusarenko, Sandy Leyland, Lisa Chung, Trevor Jaundoo, Councillor Collins

Absent with Regrets: Tyson Benn, Connie Bellamy, Councillor Green, Councillor VanderBeek

Also Present: Kirstin Maxwell

FOR THE INFORMATION OF COMMITTEE:

(a) CHANGES TO THE AGENDA (Item 1)

None

(Campbell/Dingman)

That the Agenda for the March 7, 2017 Housing and Homelessness Advisory Committee be approved, as distributed.

CARRIED

(b) DECLARATIONS OF INTEREST (Item 2)

None.

(c) APPROVAL OF MINUTES (Item 3)

(de Visch Eybergen/ Raftis)

Minutes from the February 7, 2017 Housing and Homelessness Advisory Committee approved.

CARRIED

(d) DISCUSSION ITEMS (Item 4)

5.1 City of Hamilton – Housing Services consultation on Incentives for Adorable Housing development

Presentation from Kristin Maxwell, City of Hamilton Policy and Program Specialist with Housing Services Division.

- Home ownership is becoming out of reach for many families, prices have increased significantly over the last year
- Need for new affordable housing – HHAP target – 300 units / year
- 813 new units since 2003
- Prices in GTHA increasing due to supply and demand – more new supply is needed
- Non-profit sector have built the majority of affordable units with government incentives
- Private sector involvement needed
- Incentives are needed to build new affordable housing – building costs, and financing
- Proposal being considered increase affordability thresholds from 80% to 125%
- Reducing capital expenses – materials and construction costs - without incentives projects would not be built
- Council reviewing City of Hamilton properties for affordable housing
- Incentives to get the market moving

Questions & comments for clarification

- annual allowed % rent increases
- definition of affordable – 80% of average market rents – below average of rents but not rent geared to income
- target clientele for new units – moderate income
- Deep subsidy – some incentives from downtown development program

- Affordable Planner hired to assist City Planning Dept.
- Price of the land – reinvestment in new units
- Renewal of properties

Concerns & Issues – Discussion

- Council support given high costs
- Level of affordability
- Inclusion of ownership housing

Follow up – pro-forma – on financial components / to see all aspects – condo development, market development and affordable housing under varying scenarios – what type of incentives may be needed under circumstances. The committee would like an example of a pro-forma.

The committee discussed investments to bring current housing stock up to standards or to target building new units, where should investments be made? The overall discussion pointed to a need to increase the stock of affordable housing as a priority.

Discussion – about maintenance, financing, market rent

There was considerable conversation on this topic of increasing the affordability threshold from 80% AMR to 125%. The group had some concerns about what this would do to affordability with a few members opposing this decision. Tom Mobley requested his opposition to 125% AMR be noted.

Potential to build 400 new units – private market building – with the development of an incentives program.

(Campbell/Leyland)

Motion: presentation to be received.

CARRIED

5.2 Secondary unit's information – Trevor Jaundoo

- Secondary units two reports were shared with the committee- City of Mississauga and City of Vancouver
- Concerns – Mississauga – services, safety of occupants, neighbourhood impacts and number of secondary units, parking, maintenance, noise effect and property values, excess garbage
- Results were inconclusive regarding the concerns around secondary units. They did find better results with landlord living at the property for fire codes and safety for legal secondary suites
- Barriers – developmental charges, costs to make units legal
- Google – secondary suites in Canada for additional information & full report

Key messages – highlight - public consultation section of the report – support for rezoning and avenues for concerns to be heard.
User fees for landlords – re: licensing, challenges for the City to enforce.
Tenants, owners and City could all benefit from secondary suites per the reports James referred back to presentation of Feb 7th to answer questions re: illegal units – Provincial mandate – legislation pending
Reports to be shared with City Planning staff.

(Raftis/ Leyland)

Motion: Verbal report to be received and share documents.

CARRIED

New Business (ITEM 8) General Information / Business

- Call for members for Committee
- Mubashera Laeeq Ansari has resigned
- City of Hamilton, Housing Service Reports to ECS in Q1 2017:
 - Wesley Community Homes Incorporated (CES14046(a))
 - Social Housing Apartment Retrofit Program (CES17003)
 - Co-ordinated Access System for Social Housing (CES14052(c))
- May / June meetings
 - Residential Facilities – Public vs Private
 - Tiny Housing Laneway
 - National Housing Day – topics
- Requests for additional information on rent subsidies

(e) ADJOURNMENT (Item 9)

(Leyland/ Slusarenko)

That, there being no further business, the Housing & Homelessness Advisory Committee adjourn at 7:55pm.

CARRIED

Next meeting, May 2, 2017
City Hall – Room 264 – 2nd Floor

Respectfully submitted,
Julia Verbitsky
Chair, Housing and
Homelessness Advisory
Committee

James O'Brien
Senior Project Manager
Housing Services Division