



Hamilton

## **Housing and Homelessness Advisory Committee Minutes**

**6pm**

**Tuesday, May 2<sup>nd</sup>, 2017**

**Meeting room 264**

**Hamilton City Hall**

**71 Main Street West, Hamilton**

Prepared by: Eileen Campbell

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**Present:** Marie Raftis, Julia Verbitsky, Eileen Campbell, Thomas Mobley, Obaid Shah, Stephanie Greenaway, Sandy Leyland, Yim Chung, Michael Slusarenko, Elske de Visch Eybergen, Councillor Collins

**Absent with Regrets:** Tyson Benn, Councillor Green, Councillor VanderBeek, , Trevor Jaundoo, Lance Dingman, Chelsea MacDonald, Michael Cameron

**Also Present:** David Brodati

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### **FOR THE INFORMATION OF COMMITTEE:**

#### **(a) CHANGES TO THE AGENDA (Item 1)**

SPRC – Lane way / Tiny Housing removed from the agenda – deferred to a future date

#### **(Leyland/Greenaway)**

That the Agenda for the May 2, 2017 Housing and Homelessness Advisory Committee be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 2)**

None.

**(c) APPROVAL OF MINUTES (Item 3)**

**(Raftis/Cheng)**

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

**CARRIED**

**(d) DISCUSSION ITEMS (Item 4)**

**5.1 City of Hamilton – Housing Services consultation Home for Good expression of interest applications to the Province of Ontario**

- Provincial Program funding amounts: \$25 million for 2017/18 and \$5 million for 2018/19
- Program has two components – operating – support services and capital new build to be included in to the City's expression of interest
- Capital units need to be linked to supportive housing services
  - Focus areas of the City's application for supports are looking at supports for High Acuity individuals (Housing First approach as an example) that will include – intensive case management. Focus on those with medium to low acuity scores through programs like Rapid housing (as per the City's pilot program) and thirdly to see if any other community identified priorities fit with the Home for Good program parameters.
- Units receiving this funding would be at 80% average market rents
  - The programs will service the needs of the community as identified through the HHAP and other key community documents and consultations.
  - May 19<sup>th</sup> – Expression of Interest submission date which is a tight timeline
  - Challenges with program design and delivery of the program
    - Affordability payment – no upfront capital
    - Administration of program over 20 years – downloading of costs from the Province
- Application will be informed by community consultation and documents that have been created by prior consultations due to timing and quality of readily available information:
  - Housing, Homelessness Action Plan

- Community consultation
- Consultation on the development of a coordinated access system for homeless serving sector
- HHAC – consultation
- Expression of interest document includes an overview of project, evidence of past success and partnerships, business case, community need and a capital portion.
- Linked to Homelessness Action Plan Outcome 2: Increase people's housing affordability, stability and choice and Outcome 3: People have the individualized supports they need to help them obtain and maintain housing

Future meeting to include presentation on capital builds (business case / pro-forma / costing for capital build)

**(Leyland/Campbell)**

Motion: presentation to be received.

**CARRIED**

**5.2 City of Hamilton – Housing Services update on the Poverty Reduction Fund as approved by Hamilton City Council**

- \$50 million over ten years approved by Council (\$20 million from a deferred payment to the Hamilton Future Fund and \$3 million each year for 10 years – dividend payment from Merger of Horizon Utilities).
- Housing Services has been directed to report back to the City's General Issues Committee with a focus on two Capital areas – new supply and rehab of existing social housing providers and also to include \$10 million over 10 years towards Indigenous-led poverty reduction.
  - Discussion on rehabilitation on private housing stock to upgrade and increase capacity
  - Ontario renovates – qualifying landlord & owners – legal units
  - Policy discussion – over housing standards – life situations
- Presentation provided.
- Poverty Reduction Fund – staff report back to include:
  - Include scope
  - Funding schedule
  - Targets
- Links to Housing & Homeless Action Plan
  - Outcome 1 – more affordable housing rental and ownership housing in Hamilton to help meet and demands
  - Outcome 4 – 3,500 units – people live in housing that is good quality, safe, & suitable to their needs

**(Raftis/Shah)**

Motion: presentation to be received.

**CARRIED**

**6. Motions**

**7. Notice of Motions**

**New Business (ITEM 8) General Information / Business**

- June 7 – Poverty Reduction Report – target date to present report
  - Report back may move to July
- May 8 – February HHAC minutes on the agenda of the Emergency and Community Services Committee
- June meeting – agenda item:
  - National Housing Day – James to provide previous information for National Housing Days
  - Committee input – lessons learned – themes discussion at June meeting
  - November 22<sup>nd</sup> – National Housing Day
- Discussion about housing market – Hamilton hot market - greatest increase in housing prices in the past year – 20% increase
  - Poverty reduction plan – 10 year planning – market conditions over 10 years
- Discussion – vacant possession of unit – rent control
  - rent control in place for tenancy – if built before 1991 unless applied to landlord/tenant board
  - vacant units – rents can be raised
- Discussion – new comers – understanding their rights / education / challenging
  - David spoke about by-law enforcement examples
- Spectator article – vacant homes in Hamilton – disrepair – expensive to repair
  - Capital reserves not sufficient – downloading from the Province to Municipalities
  - Update to be provided at next meeting – social housing units – offline
  - City Housing selling homes – balancing options – sell units – reinvest
  - Assistance to people from Provincial funding – down payment assistance program – program funding subscribed - City of Hamilton rebuilding fund
    - Add to fall agenda for discussion
  - Over housing framework – contact information to provide to access help
  - 211 – Municipal contact – multi-language – 24 hour / day

**(Raftis/Shah)**

Motion: presentation to be received.

**CARRIED**

**(e) ADJOURNMENT(Item 9)**

(Mobley/ Slusarenko)

That, there being no further business, the Housing & Homelessness Advisory Committee adjourn at 7:50pm.

**CARRIED**

Next meeting, June 6, 2017  
City Hall – Room 264 – 2<sup>nd</sup> Floor

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

James O'Brien  
Senior Project Manager  
Housing Services Division