



EMERGENCY & COMMUNITY SERVICES COMMITTEE REPORT 18-001

1:30 pm

Monday, January 22, 2018

Council Chambers

Hamilton City Hall

71 Main Street West, Hamilton

Present: Councillors A. Johnson (Chair), J. Farr, M. Green,
S. Merulla (Vice Chair), T. Jackson, D. Skelly, T. Whitehead
and J. Partridge

Absent with Regrets: Councillor J. Partridge – City Business

Also in Attendance: Councillors D. Conley and M. Pearson

THE EMERGENCY & COMMUNITY SERVICES COMMITTEE PRESENTS REPORT 18-001 AND RESPECTFULLY RECOMMENDS:

- 1. Home for Good Local Funding Allocations (CES17042(b)) (City Wide) (Item 5.3)**

That Report CES17042(b) respecting Home for Good Local Funding Allocations, be received.

- 2. Amendments to Housing Services Act, 2011 – Portable Housing Benefit Framework (CES18001) (City Wide) (Item 5.4)**

That Report CES18001 respecting Amendments to Housing Services Act, 2011 – Portable Housing Benefit Framework, be received.

- 3. Residential Care Facility Subsidy Program Waitlist (CES18003) (City Wide) (Item 5.5)**

That the current waitlist for the Residential Care Facility (RCF) Subsidy Program continue to be maintained.

4. Notre Dame Community Resource Centre (CES18005) (Ward 2) (Item 5.6)

- (a) That the Notre Dame House Community Resource Centre (CRC) provided through Good Shepherd Centre Hamilton receive annualized funding in the amount of \$200,000 through the Community Homelessness Prevention Initiative (CHPI), effective April 1, 2018 until March 31, 2019; and,
- (b) That, for the purposes of CHPI contractual funding, the Notre Dame House CRC be considered as part of the Notre Dame House Youth Emergency Shelter.

5. Resolution from the City of Welland re: Development of Provincial Legislation for Private Supportive Living Accommodations (CES18006) (City Wide) (Item 5.7)

That Report CES18006 respecting a Resolution from the City of Welland re: Development of Provincial Legislation for Private Supportive Living Accommodations, be received.

6. Co-ordinated Access System for Social Housing (CES14052(d)) (City Wide) (Item 8.1)

- (a) That the Access-to-Housing system of coordinated social housing access be approved for direct service delivery effective April 1, 2018 through the Housing Services Division;
- (b) That the General Manager of Community and Emergency Services be directed and authorized to notify Del Management Systems Inc., in writing, of the City's decision not to renew the service agreement for the provision of the coordinated wait list service;
- (c) That the Housing Services Division's budgeted staff complement be increased by 4.5 permanent full-time equivalent positions, effective March 1, 2018, as follows:
 - (i) Three (3) Housing Administration Clerks (3 FTE) be approved and funded from the current net levy supported budget for wait list administration (Dept ID 624200) with no additional net levy impact to support the administrative and intake functions of the centralized wait list service;
 - (ii) One (1) Housing Support Worker (1 FTE) be approved and funded from the current net levy supported budget for the wait list administration (Dept ID 624200) with no additional net levy impact to support the enhancements and case management function to

households accessing the wait list service or waiting for housing;
and,

- (iii) One (1) Supervisor, Housing Access & Supports (0.5 FTE) be approved and funded by converting an existing vacant 0.5 Housing Administration Officer position and by utilizing Social Infrastructure Fund administration dollars (6731640602) with no additional net levy impact to support the oversight of the administration of the centralized intake service and its integration with existing housing allowance and rent supplement programs;
- (d) That the estimated capital costs of \$1.1M that will be required for tenant fit-up renovations for any additional office space, as described in Report CES14052(d), be funded from the following 100% provincially funded programs with no additional levy impact;
 - (i) \$700,000 from the Social Housing Reserve Fund (#112248);
 - (ii) \$300,000 from the provincially funded Social Housing Improvement Program (SHIP) administration funding allocation;
 - (iii) \$100,000 from the provincially funded 2018 Social Housing Apartment Improvement Program (SHARP) administration funding.

7. Urban Native Homes Incorporated – Management Plan Update (CES16024(a)) (Wards 2, 3, 4, 6, 7 and 9) (Item 8.2)

- (a) That Council, in its capacity as Service Manager under the *Housing Services Act, 2011*, approve the request of Urban Native Homes Incorporated to transfer ownership and operation of its social housing assets to Ontario Aboriginal Housing Services, as set out in the Resolution of the Board of Directors of Urban Native Homes Incorporated, attached as Appendix A to E&CS Report 18-001;
- (b) That the General Manager of Community and Emergency Services Department or his designate be authorized and directed to execute a new operating agreement with Ontario Aboriginal Housing Services, in a form satisfactory to the City Solicitor, that reflects the change of ownership and operation of the former Urban Native Homes social housing portfolio and subsidy allocation, including participation in existing rent supplement programs, as summarized in Appendix B to E&CS Report 18-001;
- (c) That the General Manager of Community and Emergency Services Department correspond with the Minister of Housing, and request that the transfer of social housing assets be exempt from land transfer taxes, in accordance with the provisions of the *Housing Services Act, 2011* and

forward a copy of Council's resolution approving Recommendation (a) of Report CES16024(a) to the Ministry of Housing, as notification of:

- (i) the transfer of ownership and operation of the social housing assets, as required under the *Housing Services Act, 2011*; and,
 - (ii) confirmation that, upon completion of the transfer of ownership and operations, Urban Native Homes' "project in difficulty" designation is no longer in effect; and,
- (d) That the General Manager of Community and Emergency Services Department or his designate be authorized and directed to provide any approvals or execute any documents, in a form satisfactory to the City Solicitor, as may be necessary, to assist in the winding-down of Urban Native Homes Incorporated as an independent non-profit corporation.
- 8. McQuesten Urban Farm Farming and Community Engagement for the 2018 Season (CES17011(b)) (Ward 4) (Item 8.3)**

That the scope of Contract C5-23-15 Farming Services for McQuesten Urban Farm with Plan B Organic Farms for the term February 7, 2018 to February 6, 2019 be expanded from \$96,000 to \$150,500 to be funded from the Maple Leaf Centre Action on Food Security grant in the amount of \$125,500 and from the Neighbourhood Action Strategy Capital fund (#20551255204) in the amount of \$25,000.

9. Social Housing Apartment Improvement Program (CES18004) (City Wide) (Item 8.4)

- (a) That the Social Housing Apartment Improvement Program (SHAIP) funds be deposited into Account # 000100-23194 "Prov Funding SHAIP" and applied accordingly;
- (b) That the General Manager of Community and Emergency Services Department, or his designate, be authorized and directed to enter into a Transfer Payment Agreement with Her Majesty the Queen in right of the Province of Ontario as represented by the Minister of Housing, in a form satisfactory to the City Solicitor;
- (c) That capital project ID accounts be established for the program and administrative components respectively for the Social Housing Apartment Improvement Program; and,
- (d) That the General Manager of Community and Emergency Services Department, or his delegate, be authorized and directed to approve and execute funding agreements with eligible housing providers, in a form

satisfactory to the City Solicitor, for funding allocated through the Social Housing Apartment Improvement Program.

10. Gateway Arena Purchase (CM18004/CES18008) (Ward 10) (Item 8.5)

That staff be directed to decline the offer to purchase the Gateway Ice Centre.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 1)

The Committee Clerk advised of the following changes to the agenda:

1. ADDED DELEGATION (Item 6)

6.1 Advisory Committee for Persons with Disabilities respecting Housing Issues.

2. CORRECTION

8.1 The Report should be CES14052(d) (but was listed on the agenda as CES14052(c)).

The Agenda for the January 22, 2018 meeting of the Emergency & Community Services Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

None declared.

(c) APPROVAL OF MINUTES (Item 3)

(i) December 7, 2017 (Item 3.1)

The Minutes of the December 7, 2017 Emergency & Community Services Committee meeting was approved, as presented.

(d) DELEGATION REQUESTS (Item 4)

(i) Calvin Cain and Sonia Brown respecting Negative Impact of the New Minimum Wage rate on Housing, Residential Care Facilities and Pending Growth (Item 4.1)

The Delegation Request from Calvin Cain and Sonia Brown respecting Negative Impact of the New Minimum Wage rate on Housing, Residential Care Facilities and Pending Growth, was approved for the January 22, 2018 meeting.

- (ii) Tony Tollis, ADT Consulting, respecting the Possible Sale of the Gateway Arena, to be heard when the Committee considers Item 8.5 (Item 4.2)**

The Delegation Request from Tony Tollis, ADT Consulting, respecting the Possible Sale of the Gateway Arena, to be heard when the Committee considers Item 8.5, was approved for the January 22, 2018 meeting.

Councillor Conley requested that Item 8.5, respecting the Gateway Arena Purchase, be moved up in the agenda.

Item 8.5 was moved up in the agenda, to be heard after Item 5.6.

- (iii) Alan Whittle, Good Shepherd Centre Hamilton, respecting the Notre Dame Community Resource Centre, to be heard when the Committee considers Item 5.6. (Item 4.3)**

The Delegation Request from Alan Whittle, Good Shepherd Centre Hamilton, respecting the Notre Dame Community Resource Centre, to be heard when the Committee considers Item 5.6, was approved for the January 22, 2018 meeting.

(e) CONSENT ITEMS (Item 5)

- (i) Hamilton Veterans Committee Minutes – October 24, 2017 (Item 5.1)**

The Minutes of the Hamilton Veterans Committee dated October 24, 2017, were received.

- (ii) Seniors Advisory Committee Minutes (Item 5.2(a) and (b))**

The Seniors Advisory Committee Minutes dated November 3, 2017 (Item 5.2(a)) and December 1, 2017 (Item 5.2(b)), were received.

(f) PUBLIC HEARINGS / DELEGATIONS (Item 6)

- (i) Advisory Committee for Persons with Disabilities respecting Housing Issues (Item 6.1)**

Kim Nolan and Tom Manzuk, Advisory Committee for Persons with Disabilities (ACPD), addressed the Committee respecting Housing Issues.

City Staff was directed to report back to the Emergency & Community Services (E&CS) Committee on the following points raised by the Delegation:

- (a) That ACPD be allowed to review the staff report and provide comment to the E&CS Committee prior to any action being taken by Committee or Council;
- (b) That the matter of persons who experience injury and hospitalization and have few or no accessible housing options upon discharge from a hospital or rehabilitation facility, should be addressed;
- (c) That solutions for persons with disabilities coming to study in post-secondary schools in Hamilton, who have limited to no accessible housing options, are needed; and,
- (d) That the City investigate the possibility of expanding accessible housing options for persons with disabilities in a way that makes economic growth and development the same for all persons regardless of ability.

The Delegation from Kim Nolan and Tom Manzuk, Advisory Committee for Persons with Disabilities, respecting Housing Issues, was received.

(ii) Calvin Cain and Sonia Brown respecting Negative Impact of the New Minimum Wage rate on Housing, Residential Care Facilities and Pending Growth (Item 6.2)

Calvin Cain and Sonia Brown, addressed the Committee respecting the Negative Impact of the New Minimum Wage rate on Housing, Residential Care Facilities and Pending Growth.

The Delegation from Calvin Cain and Sonia Brown, respecting Negative Impact of the New Minimum Wage rate on Housing, Residential Care Facilities and Pending Growth, was received.

(iii) Tony Tollis, ADT Consulting, respecting the Possible Sale of the Gateway Arena (Item 6.3)

Tony Tollis, ADT Consulting, addressed the Committee respecting the Possible Sale of the Gateway Arena.

The Delegation from Tony Tollis, ADT Consulting, respecting the Possible Sale of the Gateway Arena, was received.

Staff were directed to investigate the feasibility of Report CM18004/CES18008's Alternative Option: Rent Ice from Gateway, and report back to the Emergency & Community Services Committee on the potential advantages, disadvantages and ramifications of proceeding with this option.

For further disposition of this matter, please refer to Item 10.

(iv) Brother Richard MacPhee, Good Shepherd Centre Hamilton, respecting the Notre Dame Community Resource Centre (Item 6.4)

Brother Richard MacPhee, Good Shepherd Centre Hamilton, addressed the Committee respecting the Notre Dame Community Resource Centre.

The Delegate was granted an extension to the five minute speaking rule, and was allowed to speak for ten minutes.

The Delegation from Brother Richard MacPhee, Good Shepherd Centre Hamilton, respecting the Notre Dame Community Resource Centre, was received.

(g) GENERAL INFORMATION / OTHER BUSINESS (Item 11)

(i) Outstanding Business List – Items to be Removed (Item 11.1)

- (a) Item “G” – Co-ordinated Access System for Social Housing
(Addressed as Item 8.1)
- (b) Item “AA” – Resolution from the City of Welland re: the Development of Provincial Legislation requiring Registration, Licensing and Setting Provincial Standards for Private Supportive Living Accommodations
(Addressed as Item 5.7)
- (c) Item “EE” – Gateway Arena Purchase
(Addressed as Item 8.5)

(h) ADJOURNMENT (Item 13)

There being no further business, the Emergency & Community Services Committee was adjourned at 4:03 p.m.

Respectfully submitted,

Councillor S. Merulla
Chair, Emergency & Community
Services Committee

Lisa Chamberlain
Legislative Coordinator
Office of the City Clerk

**Resolution of the Board of Directors of
Urban Native Homes Incorporated**

WHEREAS Urban Native Homes Incorporated (“UNH”) is a non-profit social housing provider that provides housing and support services that are responsive and culturally sensitive to the Indigenous community;

AND WHEREAS on April 4, 2016, the City of Hamilton (the “City”), in its capacity as Service Manager under the *Housing Services Act, 2011* (the “Act”) gave notice to UNH and the Minister of Housing that UNH had triggered events under the Act that required the City to exercise its remedies under the Act to stabilize, restore and preserve the housing assets of UNH;

AND WHEREAS the City developed a Management Plan in conjunction with senior staff from UNH and incorporating input from the Minister of Housing and senior members of the local Indigenous community which set out the remedies to be exercised and the roles of each of the City, the Board of Directors and the UNH management;

AND WHEREAS the Management Plan includes, among other things, the following responsibilities of the City, as Service Manager:

1. The Service Manager will lead the negotiations and approval of a Plan to transfer the assets of UNH to Ontario Aboriginal Housing Support Services Corporation (“OAHS”) (the “Transfer Plan”).
2. The Service Manager will regularly provide the Board of Directors with updates on the Transfer Plan, including requests for Board approvals as may be required.
3. The Service Manager will consult with UNH Management, as may be appropriate, to ensure that the details of the Transfer Plan respect the needs of the Indigenous community and that the Transfer Plan is developed such that it aims to minimize any possible impacts to UNH’s existing staff and tenants, subject to normal performance, operational realities or legislative requirements.

AND WHEREAS on April 27, 2016, Council for the City of Hamilton confirmed its approval of the Management Plan and directed City staff to obtain a draft portfolio transfer plan from OAHS to consider the transfer of the housing assets from UNH to OAHS;

AND WHEREAS the City has worked with OAHS to obtain a draft portfolio transfer plan that has been shared with the Board of Directors for UNH;

AND WHEREAS the Board of Directors has had multiple opportunities to provide input into and request additional information regarding the draft portfolio transfer plan, which has been provided by OAHS;

AND WHEREAS both the City and the Board of Directors of UNH consider the transfer of the housing assets of UNH to OAHS to be highly advantageous to the long term preservation of housing assets and support programs and to the strength and capacity of the overall social housing system in Hamilton;

THEREFORE BE IT RESOLVED THAT:

1. The Board of Directors hereby authorizes and approves the negotiation of an agreement of purchase and sale to transfer all of Urban Native Homes Incorporated (UNH) program assets (the Portfolio) with all associated chattels, fixtures and equipment along with associated funding agreements to Ontario Aboriginal Housing Support Services Corporation (OAHS) (collectively the "Transfer") in exchange for the assumption by OAHS of all mortgage liability associated with the projects and individual agreements. For certainty, the Portfolio includes the 52 unit townhouse complex located at 229 Candlewood Drive, Stoney Creek, a 25 unit apartment building located at 42 Mary Street, Hamilton, 156 scattered units within parts of the City and the UNH owned property at 10-20 Kenilworth Avenue North, Hamilton, which includes eight residential units serving single men.
2. The Board of Directors directs UNH management staff to work with OAHS and the Service Manager to facilitate the Transfer by providing any and all available documentation as requested by OAHS and/or the Service Manager in a timely manner.
3. The Board of Directors directs UNH management staff to work with the Service Manager to facilitate the formal request for an exemption from Land Transfer Taxes specific to the transfer of the Portfolio, such exemption to be sought from the Minister of Finance with the concurrence of the Minister of Housing.
4. The Board of Directors authorizes any two Board members to approve and execute any agreement, including the agreement of purchase and sale, and any other documentation required to give effect to these Resolutions and the Transfer.
5. The Board of Directors confirms that these resolutions have been ratified and approved by the Board of Directors and it agrees to deliver a certified copy of

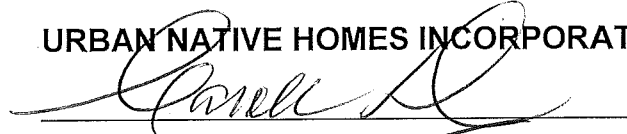
these resolutions to the Service Manager, OAHS, the Minister of Finance and the Minister of Housing, as may be requested.

6. The Board of Directors confirms that these resolutions shall continue in full force and effect until written notice to the contrary is delivered to OAHS, which shall only be provided with the consent of the Service Manager and/or Minister of Housing.

WE HEREBY CERTIFY that the foregoing is a true copy of the Resolutions passed by the Board of Directors of Urban Native Homes Incorporated on the 6 day of November, 2017, which Resolutions were duly enacted in the manner authorized by law and in conformity with the constating documents of UNH and that these Resolutions have not been amended and continue to be in full force and effect.

DATED at Hamilton, this 6 day of November, 2017.

URBAN NATIVE HOMES INCORPORATED



Name: Carol Hill
Title: Chair



Name: ~~KAREN~~ DAVIS
Title: VICE CHAIR

I/We have the authority to bind the Corporation.

Urban Native Homes Incorporated - Summary of Housing/Subsidy Type

Funding Program	Housing Type	Project Name	No. of Units	Ward(s)	2017 Levy Supported Subsidy	2017 Fed/Prov Funding
<i>Housing Services Act, 2011</i> <i>(former s.95 Urban Native pre'86)</i>	71 Scattered Units	Phase 1 (Mohawk)	3	3	\$399,262	\$548,614
		Phase 2 (Oneida)	10	3,4		
		Phase 3 (Cree)	10	3,4		
		Phase 4A (Deer)	20	3,4		
		Phase 5A (Snipe)	28	3,4		
<i>Housing Services Act, 2011</i> <i>(former s.95 Urban Native post'85)</i>	82 Scattered Units	Phase 6A (Turtle)	10	3,4	\$491,038	\$860,894
		Phase 6B (Turtle)	15	3,4		
		Phase 7A (Wolf)	16	3,4		
		Phase 8 (Bear)	5	2,4		
		Phase 9C (Loon)	13	3,4		
		Phase 10 (Fire)	9	3,4,6,7		
		Phase 11A (Thunder)	5	3,7		
		Phase 11B (Thunder)	5	3,4		
		Phase 11B (Sun)	2	3,4		
		Phase 13 (Rattle)	2	7		
<i>Housing Services Act, 2011</i> <i>Provincially Indexed</i>	52 Unit Townhouse Complex	Kenatah	52	9	\$376,203	\$0.00

<i>Housing Services Act, 2011</i>	Seniors Apartments	<i>Koo gaa da win Manitou</i>				
Rent Supplements			25	2	*\$85,209	**\$11,099
Investment in Affordable Housing	Apartments supporting single men (Housing First)	Odrohek ta	8	4		
					0.00	\$14,400
			242		\$1,351,712	\$1,435,007

**fluctuates based on tenant income changes*

***proportionate amount of federal funding to offset rent supplement levy impact*