




Hamilton

INFORMATION REPORT

TO:	Chair and Members Emergency & Community Services Committee
COMMITTEE DATE:	June 6, 2019
SUBJECT/REPORT NO:	Poverty Reduction Investment Plan Update (CES16043(c)) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Jessica Reinhart (905) 546-2424 Ext. 2548 Kirstin Maxwell (905) 546-2424 Ext. 3846
SUBMITTED BY:	Edward John Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

COUNCIL DIRECTION

At the September 27, 2017 Council meeting, staff were directed to:

"keep Council informed, by reporting back to the Emergency & Community Services Committee preferably semi-annually or, at minimum, annually with updates respecting the implementation of the Poverty Reduction Investment Plan."

INFORMATION

There are three components to the Poverty Reduction Implementation Plan which were approved by Council on September 27, 2017:

- \$20 M for new affordable rental housing construction at \$4 M annually for five years (2017-2021);
- \$20 M for social housing repairs and renovations at \$2 M annually for 10 years (2018-2027); and,
- \$10 M for general Indigenous poverty reduction at \$1 M annually for 10 years (2018-2027).

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.

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One half of the funds for new affordable rental housing construction and social housing repairs and renovations were allocated to CityHousing Hamilton.

On June 11, 2018, Council was informed of the investments made from the Poverty Reduction Fund for its first seven months (Report CES16043(b)).

In 2018, the Poverty Reduction Fund contributed significantly to housing system improvements through the development of at least 100 new affordable rental units with more pending repairs and renovations for 352 social housing units, and a range of programs supporting housing stability and assistance for Indigenous peoples.

INVESTMENT UPDATES

New Affordable Rental Housing Construction Projects

The \$20 M total Poverty Reduction Implementation Plan funding allocated for rental construction was divided equally between the Housing Services Division and CityHousing Hamilton, with \$4 M available annually starting in 2017. The \$8 M of funding available thus far has been fully allocated through the Housing Services Division. The following table updates the funding amounts that specific projects have been awarded to date. The amounts differ slightly from Report CES16043(b) due to changes in development charges and parkland dedication fees, the application of development charge credits, and because the March of Dimes has chosen not to move forward with their project.

Funding Recipient	Allocation Amount (\$000s)
Housing Services Division Allocation of \$10 M	
Hamilton Young Christian Women's Association (YWCA), Ottawa St. N. Project	\$905,217
Indwell, Parkdale Landing Project Building 2, 205 Melvin Ave.	(Capital) \$2,411,970 (Charges) \$1,149,345
March of Dimes Canada Non-Profit Housing Corporation, Jason's House Project, 66 West 28 th St. (Project not moving forward)	\$0
Purchase of 60 Caledon Ave., Mountain Secondary School Site Project	\$3,130,000
Contract Analyst – Indigenous 1 FTE (2018)	\$57,267
Contract Analyst – Indigenous 1 FTE (projected to 2027)	\$897,352
Total Allocated/Spent	\$8,551,152
Total Remaining	\$1,488,848

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CityHousing Hamilton has received approval fully allocating their \$10 M portion for two pending construction projects as shown in the following table. The Riverdale and Bay & Cannon Street projects are estimated to be completed in 2023.

Funding Recipient	Allocation Amount (\$000s)
CityHousing Hamilton Allocation of \$10 M	
Bay & Cannon Street Project	\$3,500,000
Riverdale Project	\$6,500,000
Total Remaining	0

Construction Project Details

1. Hamilton YWCA, Ottawa Street North Project

- 35 self-contained affordable units for single women and women with children who are experiencing homelessness.
- The project includes an additional 15 units for women with developmental disabilities.
- A range of community services will be provided on site.

Update: Foundation permits have been obtained and site remediation completed. The project successfully obtained Federal National Housing Strategy Co-Investment Funding from Canada Mortgage and Housing Corporation (CMHC); \$3.7 M in grant and \$6.4 M in low cost financing. Expected completion November 2020.

Total affordable housing exemption of \$774,916 includes:

- City's development charges (DC) at \$518,611
- Go Transit DCs at \$6,032
- Parkland dedication fees and DC fees exemptions at \$256,305

2. Indwell Community Homes, Parkdale Landing Project Building 2, 205 Melvin Avenue

- 50 units will be developed in a new five storey building with ground floor commercial uses.
- Housing will be provided for singles with a history of unstable housing, most of which have a disability.
- 10 units will be prioritized for Indigenous persons experiencing homelessness through partnerships with the Native Women's Centre and Homeward Bound.
- Rents will be set at 60% of average market rents for one-bedroom units.
- Rents will be set at 80% of average market rent for two-bedroom units.

Update: Development approvals and building permits have been obtained, and site remediation completed. The foundation will be started shortly. There were no demolition credits for this project. Expected completion November 2020.

Total affordable housing exemption of \$1.2 M includes:

- City's development charges (DC) at \$829,260
- Go Transit DCs at \$5,200
- Parkland dedication fees and DC fees exemptions at \$366,150

3. March of Dimes Canada Non-Profit Housing Corporation, Jason House Project, 66 West 28th Street

- The project was planned to add two bedrooms and expand shared living areas in a four-bedroom congregate care home for adults with developmental disabilities.

Update: The project is no longer moving forward as the March of Dimes decided to renovate rather than add new bedrooms.

4. Purchase of 60 Caledon Avenue, Mountain Secondary School Project

- The purchase of seven acres at 60 Caledon Ave. for new affordable housing development. The funds used for the purchase will offset the costs of affordable housing development when the site is sold.

Update: The City of Hamilton is assessing the seven acres at 60 Caledon Ave. with the intent of developing a mixed income and mixed tenure development. Development feasibility studies have been completed and a range of options are under consideration. Expected completion date is not known at this time.

5. Social Housing Repair and Renovation

The annual allotment of \$2 M for 2018 for social housing repairs and renovations breakdown consists of the following:

- \$1 M for the Social Housing Section, Housing Services Division; and,
- \$1 M for CityHousing Hamilton.

6. Social Housing Section, Housing Services Division

A total of \$847,000 of the \$1 M annual allocation was spent. Repairs and renovations were completed for 330 units at an average cost of \$2,567 per unit. The following was achieved:

- 25 chronically offline units (units that stood vacant for 18 months or longer) were brought back online (ready for move in);
- 15 offline units (units that stood vacant for 3-6 months) were brought back online (ready for move in); and,
- 290 units in multiple buildings were repaired, increasing cost and energy efficiencies. Work completed included LED lighting retrofits, mechanical upgrades, kitchen replacements, and installation and repairs of windows and doors.

7. CityHousing Hamilton

- Full annual allocation of \$1 M was used to complete vacancy turnovers for 196 units at an average cost of \$5,102 per unit.
- 2019 and 2020 new construction allocations are dedicated to CityHousing Hamilton for pending development projects, of which \$3.5 M has been allocated to the Bay and Cannon Street project and \$6.5 M has been allocated to the Riverdale project.

Indigenous Component of the Poverty Reduction Implementation Plan

A total of \$977,082 was spent of the \$1 M allocated for Indigenous poverty reduction programs including:

- \$327,714 for Indigenous social housing repairs and/or enhancements for 22 units at an average cost per unit of \$14,896; and,
- \$649,638 for a range of programs to support housing stability and assistance. This includes:
 - Tenant advocacy and supports (24 households assisted);
 - Indigenous housing stability assistance/housing stabilized (13 households assisted);
 - Youth employment and stability (69 youth assisted);
 - Indigenous led child and family development/additional households served (143 households assisted);
 - Violence Against Women advocacy/increase capacity (10 people assisted);
 - Enhanced financial employment program/additional households served (14 households assisted);
 - Identification clinics/Indigenous people obtaining identification (39 people assisted); and,
 - Administrative management of funds and coordination of programs and strategies (completion of eight activities).

APPENDICES AND SCHEDULES ATTACHED

None