



EMERGENCY & COMMUNITY SERVICES COMMITTEE REPORT 19-007

1:30 p.m.
Thursday, June 20, 2019
Council Chambers
Hamilton City Hall
71 Main Street West

Present: Councillors S. Merulla (Chair), E. Pauls (Vice-Chair), B. Clark, and N. Nann

**Absent with
Regrets:** Councillors T. Jackson (Personal) and T. Whitehead (Personal)

Also Present: Councillors J. Farr and M. Wilson

THE EMERGENCY & COMMUNITY SERVICES COMMITTEE PRESENTS REPORT 19-007 AND RESPECTFULLY RECOMMENDS:

1. Heat Response Plan Initiative (HSC19020) (City Wide) (Item 7.1)

That Report HSC19020, respecting a Heat Response Plan Initiative, be received.

2. Group Purchasing of Electric Beds (HSC19028) (Wards 7 and 13) (Item 7.2)

- (a) That Complete Purchasing Services Inc. be approved as the single source purchasing agent for group purchasing services for electric beds, replacement parts and accessories manufactured by Span Medical Products Canada Incorporated for use at Macassa and Wentworth Lodges for a period of five years; and,
- (b) That the General Manager, Healthy and Safe Communities Department or his designate be authorized to negotiate, enter into and execute any required contract and any ancillary documents required to give effect thereto with Complete Purchasing Services or Span Medical Products Canada Incorporated, in a form satisfactory to the City Solicitor.

3. Encampment Response (HSC19029) (City Wide) (Item 7.3)

That Report HSC19029, respecting an Encampment Response, be received.

4. Affordable Housing Demonstration Project (HSC19034) (Ward 4) (Item 10.1)

- (a) That Report HSC19034 respecting the proposed Roxborough demonstration project be received;
- (b) That Council, in its capacity as Service Manager under the Housing Services Act, 2011, approve the request of CityHousing Hamilton (CHH) for the following:
 - (i) The transfer of 18 (eighteen) existing Rent Gear to Income subsidies to a separate Housing Provider selected by the Housing Services Division to offer new units to households on the centralized waitlist;
 - (ii) The sale of an approximate 7-acre portion of the Lang-Hayes-Reid lands;
 - (iii) The relocation and transition plan to accommodate the residents during the redevelopment of the Lang-Hayes-Reid lands;
- (c) That staff be directed to bring forward the recommended draft program description to the Roxborough Community Improvement Plan Area (CIPA), as contained in Appendix A to Report 19-007, to the Planning Committee for a statutory public meeting in accordance with Section 17 (15) (d) of the Planning Act,
- (d) That the additional annual operating impact, estimated at \$400,000, related to CityHousing Hamilton's Roxborough housing units be included in the City's 2021 operating budget;
- (e) That an annual operating budget enhancement of \$2.09 M be included in the City's 2021 operating budget for the Housing Services Division to fund the cost of development charges loan/grant programs to be offered through the Roxborough Community Improvement Plan Area, estimated at \$10.47 M over 5 years;
- (f) That the General Manager of Finance and Corporate Services be directed to establish a Roxborough Community Improvement Plan Area Reserve; and,
- (g) That any unspent funds budgeted through the annual operating budget for the cost of development charges loan/grant programs to be offered

through the Roxborough Community Improvement Plan Area (CIPA), be allocated to the Roxborough CIPA Reserve at the end of each year.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

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

1. COMMUNICATIONS (Item 5)

- 5.1 Correspondence from Jill Dubrick and Becky Doyle, Early Years and Child Care Division, Ministry of Education, respecting 2019 Child Care Allocations (revised), Child Care Transfer Payment Agreement Amendments and Updated Funding Guidelines for Child Care and EarlyON Child and Family Centre Programs

Recommendation: Be received.

- 5.2 Correspondence from Glenn Fletcher, respecting Wesley Community Homes and Wesley Day Centre

Recommendation: Be received.

2. DELEGATION REQUESTS (Item 6)

- 6.1 Roger Deschamps, respecting the proposed closure of the Wesley Day Centre (for today's meeting)
- 6.2 Tim O'Shea and Jill Wiwcharuk, Shelter Health Network, respecting the closure of the Wesley Day Centre (for today's meeting)
- 6.3 Joanne Santucci, Hamilton Food Share, respecting the closure of the Wesley Day Centre (for today's meeting)

3. CONSENT ITEMS (Item 7)

- 7.4 Seniors Advisory Committee Minutes - April 5, 2019

4. DISCUSSION ITEMS (Item 10)

- 10.2 Ministry of Health and Long-Term Care Funding for Neonatal Intensive Care (NICU) Transport Ambulance (HSC19021) (City Wide)

5. NOTICES OF MOTION (Item 12)

12.1 CityHousing Hamilton's Third Annual Community Health Fair

The agenda for the June 20, 2019 Emergency and Community Services Committee meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF THE PREVIOUS MEETING (Item 4)

(i) June 6, 2019 (Item 4.1)

The Minutes of the June 6, 2019 meeting of the Emergency and Community Services Committee were approved, as presented.

(d) DELEGATION REQUESTS (Item 6)

The following delegation requests, were approved for today's meeting.

- (i) Roger Deschamps, respecting the proposed closure of the Wesley Day Centre (Added Item 6.1)
- (ii) Tim O'Shea and Jill Wiwcharuk, Shelter Health Network, respecting the closure of the Wesley Day Centre (Added Item 6.2)
- (iii) Joanne Santucci, Hamilton Food Share, respecting the closure of the Wesley Day Centre (Added Item 6.3)

(e) CONSENT ITEMS

(i) Encampment Response (HSC19029) (City Wide) (Item 7.3)

Staff was directed to report back semi-annually to the Emergency and Community Services Committee on the progress of the strategies utilized to address encampments.

For further disposition of this item, refer to Item 3.

Item 10.1 respecting an Affordable Housing Demonstration Project (HSC19034) and Item 10.2, respecting the Ministry of Health and Long-Term Care Funding for Neonatal

Intensive Care (NICU) Transport Ambulance (HSC19021), was moved up on the agenda in anticipation of the loss of quorum.

Pursuant to Section 5.4(5) of the City of Hamilton's Procedural By-law 18-270 the Committee Clerk advised the Chair at 2:23 p.m. that quorum was lost, the Chair decided to continue the meeting during the absence of quorum to hear the delegations in attendance, with no decisions being approved.

(f) PUBLIC HEARINGS/DELEGATIONS (Item 8)

(i) Roger Deschamps, respecting the proposed closure of the Wesley Day Centre (Added Item 8.1)

Roger Deschamps was not in attendance.

(ii) Tim O'Shea and Jill Wiwcharuk, Shelter Health Network, respecting the closure of the Wesley Day Centre (for today's meeting) (Added Item 8.2)

Jill Wiwcharuk, of the Shelter Health Network addressed the Committee respecting the closure of the Wesley Day Centre.

(iii) Joanne Santucci, Hamilton Food Share, respecting the closure of the Wesley Day Centre (for today's meeting) (Added Item 8.3)

Joanne Santucci, of Hamilton Food Share addressed the Committee respecting the closure of the Wesley Day Centre.

The following items will be included on the July 11, 2019 Emergency and Community Services agenda.

(a) COMMUNICATIONS (Item 5)

(i) Correspondence from Jill Dubrick and Becky Doyle, Early Years and Child Care Division, Ministry of Education, respecting 2019 Child Care Allocations (revised), Child Care Transfer Payment Agreement Amendments and Updated Funding Guidelines for Child Care and EarlyON Child and Family Centre Programs

Recommendation: Be received.

- (ii) Correspondence from Glenn Fletcher, respecting Wesley Community Homes and Wesley Day Centre**

Recommendation: Be received.

(b) CONSENT ITEMS (Item 7)

- (i) Seniors Advisory Committee Minutes – April 5, 2019 (Added Item 7.4)**

(c) STAFF PRESENTATIONS

- (i) Hamilton Urban Indigenous Strategy (HSC19034) (City Wide) (Item 9.1)**

(d) NOTICES OF MOTION

- (i) CityHousing Hamilton's Third Annual Community Health Fair (Added Item 12.1)**

The following item will be presented to Council on June 26, 2019 due to its time sensitivity.

(e) DISCUSSION ITEMS

- (i) Ministry of Health and Long-Term Care Funding for Neonatal Intensive Care (NICU) Transport Ambulance (HSC19021) (City Wide) (Added Item 10.2)**

(f) ADJOURNMENT (Item 15)

Pursuant to Section 5.4(5) of the City of Hamilton's Procedural By-law 18-270 at 3:08 p.m. the Committee Clerk advised those in attendance that quorum was not achieved since 2:23 p.m. when quorum was initially lost, therefore, the meeting would stand adjourned.

Respectfully submitted,

Councillor S. Merulla
Chair, Emergency and Community Services
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk

ROXBOROUGH HOUSING INCENTIVE PILOT PROGRAM

Program Guidelines

Background

Located in the McQueston Neighbourhood, the Roxborough Community Improvement Project Area (CIPA), is intended to encourage revitalization initiatives and stimulate development in what has been identified as a vulnerable area with acute housing needs. The CIPA allows municipalities to provide incentives to assist in the revitalization of lands and/or building within the defined Community Improvement Project Area.

Through Community Improvement Plans, municipalities can:

- focus public attention on local priorities and municipal initiatives
- target areas in transition or in need of repair, rehabilitation and redevelopment
- facilitate and encourage community change in a co-ordinated manner
- stimulate private sector investment through municipal incentive-based programs

The goal of the Roxborough Housing Incentive Pilot Program is to minimize the financial barriers to create affordable housing in the existing Roxborough CIPA by introducing incentives in the form of providing exemptions in the forms of forgivable loans for development charges and parkland dedication fees. The intent of this Pilot project is to demonstrate how a mixed tenure, mixed income development can produce positive outcomes and be used as a model for future incentive programs to promote the development of affordable housing across Hamilton including outside of the downtown.

1. Program Details

The Roxborough Housing Incentive Program (the “RHIPP”) is available to property owners within the Roxborough CIPA. It allows developers of affordable rental or ownership housing units to receive exemptions of the City of Hamilton’s development charges and parkland dedication fees for 10 years after the issuance of a building permit.

Developers of rental units will be required to enter into an agreement with the City, registered on Title, to maintain that unit prices and rents meet the City’s definition of affordable for a minimum period of 10 years.

Developers of affordable homeownership units will be required to enter into an agreement with the City stating that the funding will be provided to off-set development charges and parkland dedication fees. This funding is then converted by housing providers/developers into reductions in the purchase price of newly created units. The program is modelled after the existing federal/provincial down payment assistance program so that funds can potentially be combined for even deeper affordability.

2. Program Terms & Criteria

Approval is at the absolute discretion of the City and subject to the availability of funds

Eligibility Criteria

All projects must meet these minimum requirements:

- have primary use as residential
- be located in the Roxborough CIPA
- For rental units, not exceed 175% of the average market rent, by unit size in the applicable rental market zone
- For affordable homeownership units, exemptions provided the homes are sold for a minimum 20% below average sale price of new construction and individual purchasers have demonstrated moderate to low income and do not own any other residential property.

2.1 – Unit Price Thresholds

Rental

175% - Average Market Rent (2018)

Unit Size	175% AMR
Bachelor	\$1,337
1 Bedroom	\$1,617
2 Bedroom	\$1,904
3+ Bedroom	\$2,401

Affordable Homeownership

10% Below Median Sale Price of new construction, Homes Sold, Hamilton (2019)

Year	10% Below Median Sale Price
2019	\$397,000*

*to be indexed annually

2.2.- Affordability Period

Rental Units

The development charge and parkland dedication fee exemptions will act as a forgivable loan provided rents remain affordable for 10 years after the issuance of a building permit. The loan is secured on Title throughout the affordability period ensuring rents remain affordable for the full period regardless of a transfer of property ownership.

Affordable Homeownership

Funding will be provided to off-set development charges and parkland dedication fees. This funding is then converted by housing providers/developers into down payment assistance loans to make the homes more affordable for eligible purchasers.

2.3 – Eligible Proponents

The RHIPP is open to:

- community housing providers (i.e. public or private non-profit housing organizations or rental co-operatives)
- municipalities
- Indigenous groups and organizations
- private sector organizations

2.4 - Location

Developments shall be located within the City of Hamilton, Roxborough CIPA [Map \(attached as Appendix “B” to Report HSC19034\)](#)

3. Maximum Grant Amount

Grants are up to a total maximum of 100% of the municipal development charge and parkland dedication fees. Educational development charges are out of scope as part of this program and will be due at the time of building permit issuance.

4. Repayment Terms

Repayment of the loan is not required unless there is a violation of any program terms and conditions.

5. Application Process and Approvals

Developers will complete the application package, submit the completed package to the Housing Services Division in advance of obtaining a building permit. The full amount of the development charge and parkland dedication fee will be exempted at the time of payment of the initial building permit. Agreements securing the exemptions will be signed with the City in advance of permit issuance.

6. Documentation Required for Records

The Housing Services Division is responsible for retaining the following documents seven years beyond the life of the program:

- Signed application package, including all required accompanying documentation
- Letter of approval to proponent from City of Hamilton
- All invoices and internal journals for all eligible expenditures
- Records of all payments and defaults
- Copies of rent rolls, unit information
- For affordable homeownership units, personal information about prospective unit

owners confirming income, age, ability to pay and confirmation purchasers do not own other residential property. This information is gathered through a supplemental application package completed by the prospective home buyer.

7. Remedies

In the event there is a violation of the terms of the pilot program at any point during the affordability period, the value of the development charge incentive and parkland fees are due to the City on a pro-rated basis. The City has the authority to collect debts through a variety of measures including adding outstanding accounts to the tax roll of the property and collect them in the same manner as municipal taxes.

For Rental Units

The property owner must provide an annual statement and information package to the City confirming that each unit remains affordable. Rents may increase annually in accordance with market prices as long as they continue to meet the City's definition of affordable.

The 10-year affordability period is secured on Title ensuring rents remain affordable regardless of a transfer of property ownership. If at any point during the 10-year affordability period, the units are no longer deemed affordable by the City or the developer fails to meet program criteria, the developer or subsequent property owner will be required to pay the City development charges and parkland fees.

Proportional expiry – for each year the rental property conforms to the affordability requirements of the plan the cost of violation is reduced by 10% of the original investment.

For Homeownership

The development charges and parkland waivers will be secured through an agreement between the City and the Developer. This agreement will ensure the following eligibility of future purchasers is secured prior to final purchase and sale:

- The purchaser is of moderate to low income;
- The purchaser shall not own any other residential property; and,
- The purchaser is not a business or entity.