



Hamilton

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

**6pm**

**Tuesday March 5<sup>th</sup>, 2019**

**Meeting room 264**

**Hamilton City Hall**

**71 Main Street West, Hamilton**

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

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**Present:** Lance Dingman, Eileen Campbell, Sandy Leyland, Marie Raftis, Julia Verbitsky, Thomas Mobley, Michael Slusarenko, Councillor Collins

**Absent with Regrets:** Councillor Nann, Councillor Wilson, Trevor, Yim, Elske de Visch Eybergen, Obaid Shah, Stephanie Greenaway

**Abesnt:**

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

#### **1. CHANGES TO THE AGENDA**

No changes the agenda

**(Leyland / Dingman)**

**CARRIED**

#### **2. DECLARATIONS OF INTEREST**

None.

#### **3. APPROVAL OF MINUTES (Item 3)**

Minutes from February 5th – approved

**(CARRIED)**

**(Mobley/Dingman)**

**4. Presentations**

**4.1 2018 Rent Market Data - Greg Witt Policy and Program Specialist,  
Housing Services Division – City of Hamilton**

- Rental market & conditions & trends – March 2019
- Hamilton's average market rent (AMR) increase from \$943 to \$1,007 in 2018. An increase of 6.8%
- Average rent – 2018 – one bedroom – \$929 / month – all \$1007 / month
- Significant rent increases – East Hamilton (2014 - \$813 / 2018 - \$1007)
- Highest rates of increases in the previously most affordable areas
- Average household paying \$725/month in 2012 is now paying over \$1025/month in rent in East Hamilton. This is a 40% increases – since 2012
- AMR for major Ontario centres shows Hamilton at \$1007 vs Toronto at \$1378
- More affordable in 2014 to live in Hamilton – now the gap has closed between Hamilton and other centres like St. Catharines and London
- Hamilton has seen the fastest rate of market increases (excluding Waterloo) compared to major city centres
- 2018 vacancy rate 3.4% - increasing in Hamilton - more housing supply
- Affordability of units is a tremendous challenge, areas with highest rent increases has lowest vacancy rates

Motion to accept presentation as received (Leyland/Raftis)

**CARRIED**

**4.2 Environmental Scan Informing the Action Plan Review – James**

- Core housing need – 63,000 people in Hamilton in core housing need in 30,000 households
- Hamilton core housing need is 15% of Hamilton households
- Hamilton's core housing need is the same as the Ontario average
- 29% of households with an Indigenous primary maintainer are in core housing need.
- 4,295 Hamilton households have an Indigenous primary maintainer, 60.9% of these households are renters

- Seniors population, 77% of seniors living in private households had an income under \$50,000 /year
- 13,800 social housing units operated by 42 different social housing providers
- Between 2015 and 2018 there was an 38% decrease in the number of households 'housed' from the Access To Housing waitlist into RGI units.
- There are significant challenges around new development
- Construction costs increased 10% - 12%, Hamilton construction costs are 4% higher than in the GTA
- Return on investment has dropped for developers, was 15% but has dropped to 8 – 10%
- Since the 2014/2015 funding cycle, there has been a 26% funding increase for gender-specific homelessness programs
- HHAP review process included the 5 outcome areas – 54 strategies and all targets
- Expected approach is to streamline plan to make it dynamic – working guide
- Highlights changes that need to happen to meet SMART objectives

Motion to accept presentation as received  
(Leyland/ Slusarenko)

**CARRIED**

## **5. Discussion Items Other Business**

March 14 there is McMaster University Film Fest with Panel Discussion related to Residential Care Facilities(RCF) to be shared with committee members

Rising Star is looking for participation and volunteers to help keep the peer to peer supportive housing project moving forward. Project needs assessment done in 2006. Outcome goal of this group is Co-Op Housing for people with mental health issues that includes peer support program. Interested volunteers to contact to Lance Dingman

Minutes from October meeting going to ESC – March 21<sup>st</sup>, and Housing Services report in response to motion to Council for Tenants Defense Fund: To focus on above guideline rent increases – \$50,000 funding allocated by Council to support tenants Groups will also be going to March 21<sup>st</sup> meeting.

Committee Membership recruitment is still in progress

Next meeting – April – Housing Service to bring forward revised Action Plan

- 6. Motions**
- 7. Notice of Motions**
- 8. New Business General Information / Business**

**9. ADJOURNMENT**

That, there being no further business, the Housing & Homelessness Advisory Committee adjourn at 7:20pm

**CARRIED**

(Mobley / Dingman)

Next meeting, April 2, 2019  
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