

WELCOME TO THE CITY OF HAMILTON

The Housing for Hamilton Community Improvement Plan for the Roxborough Mixed Income/Tenure Demonstration Project (Ward 4)

Planning Committee - November 19, 2019

The Roxborough Demonstration Project

- A joint public-private housing redevelopment located in the McQueston Neighbourhood in East Hamilton
- Includes the redevelopment of a vacant former school and existing CityHousing Hamilton development at the end of its life cycle
- Project will deliver a mix of market and below market homeownership and rental housing options as well as a new residential building for CHH
- Project is intended to be a model for the creation, and integration of, mixed income and mixed tenure housing options and serve as an economic catalyst within a changing neighbourhood.

The Roxborough Demonstration Project

- Project will consist of approx. **650-750** mixed income and mixed tenure residential units consisting of:
 - **103** family-oriented Rent-Geared-to-Income and affordable rental units to be owned and operated by CHH;
 - over **200** multi-residential rental units with capped rents for at least 10 years;
 - approx. **200-250** below market homeownership townhouse units; and
 - approx. **100-150** maisonettes and condominium units geared towards seniors and smaller households.

The Roxborough Demonstration Project



The Roxborough Demonstration Project

Past Reports and Council Approvals (not including CHH Board reports/approvals)

December 2016	Roxborough Demonstration Project Feasibility Report (Report PED16236)
June 2018	Options Report for Delivering Roxborough Incentives (Report PED16236(a))
July 2018	UHOPA, ZBA and Plan of Sub. Approved by Council (Report PED18158)
September 2018	CIP Incentive Option and Roxborough Community Improvement Project Area (CIPA) Approved by Council (Report PED16236(b))
June 2019	Budget for CIP Incentive Programs Approved by Council (Report HSC19034)
TODAY	CIP and Roxborough Incentive Programs Terms and Conditions

Housing for Hamilton Community Improvement Plan (HHCIP)

PED19208

- June 2019 report included staff direction to develop a Community Improvement Plan (CIP) to provide financial incentives for Roxborough
- CIPs are required to be created under the *Planning Act* for municipal financial incentives
- The HHCIP is a housing focused plan providing new incentive programs that support the creation of new mixed income/tenure housing
- The HHCIP will apply within a limited geographic area (CIPA) approved in 2018 specifically for Roxborough

Appendix "A" to Report PED19208
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Housing for Hamilton Community Improvement Plan

HEALTHY AND SAFE COMMUNITIES DEPARTMENT
CITY OF HAMILTON
NOVEMBER 2019



Housing for Hamilton CIP

- The HHCIP facilitates the creation of two new incentive programs specifically for the Roxborough CIPA:

	Roxborough Access to Homeownership Grant Program (RAHGP)	Roxborough Rental Housing Loan Program (RRHLP)
Intent	Create new below market homeownership units	Create new rental units with capped rents for at least 10 years
Form of Incentive	Grant	Forgivable Loan
Value of Incentive	Maximum = value of municipal Development Charges otherwise required for units created under each program	
Requirements	Subject to criteria/conditions in Appendix C	Subject to criteria/conditions in Appendix D

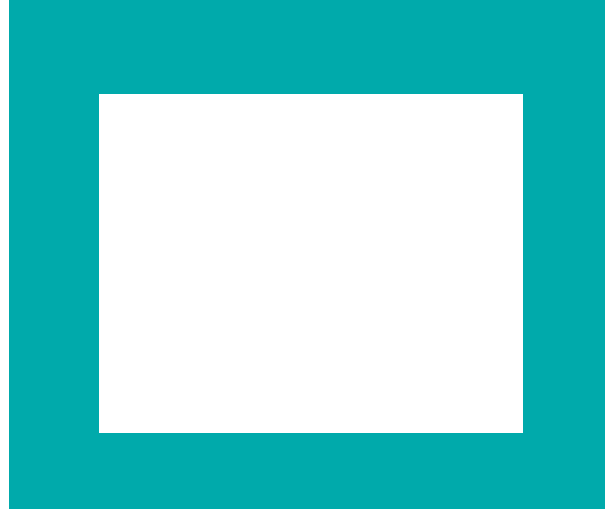
Parkland Dedication Waivers

- Staff direction also included the creation of incentive programs for the rebate of Cash-in-Lieu of Parkland Dedication fees otherwise required for the Roxborough project
- Section 12 of the Parkland Dedication By-Law allows for the suspension of parkland requirements for specific geographic areas at Council's discretion for a specific period of time
- Utilization of Section 12 vs. the creation of an additional incentive program is advantageous in terms of administration, efficiency and reducing complexity

Conclusion

The Housing for Hamilton CIP and associated programs will support:

- A project that will be a model for the creation, and integration of, mixed income and mixed tenure housing options
- The creation of 650-750 mixed income and mixed tenure residential units including over 100 Rent-Geared-to-Income and affordable units for CHH
- Economic investment and revitalization within the McQueston Neighbourhood



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE