



INFORMATION REPORT

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	July 13, 2020
SUBJECT/REPORT NO:	Home for the Holidays Wrap Up (HSC20024) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Joshua Van Kampen (905) 546-2424 Ext. 4592
SUBMITTED BY:	Edward John Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

Council Direction

On October 17, 2019, the Emergency and Community Services Committee approved the following:

“That the General Manager of the Healthy and Safe Communities Department be authorized and directed to deliver and administer an emergency social housing repair program (“Home for the Holidays”) in the form of unit occupation, with the intent of making as many units as possible available by December 24, 2019, with a program end date of March 31, 2020, at a maximum aggregate cost of \$2,000,000 to be funded from the Unallocated Capital Levy Reserve (108020) or 2019 Year-End Corporate Surplus”; and,

“That the General Manager of the Healthy and Safe Communities be directed to submit an Information Update to Council, reporting on the success of the program in the first quarter of 2020.”

INFORMATION

At the end of 2019, CityHousing Hamilton (CHH) had a significant number of units they could not afford to “turn over” or prepare to be rented as their budget for the year had already been expended. CHH also had a number of units that were chronically vacant because they required costly repairs.

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.

Home for the Holidays was initiated with the goal of bringing 250 rent-geared-to-income (RGI) units back on-line with as many of them as possible completed by December 25, 2019. The \$2 M used for the Homes for the Holidays program was funded by the 2019 Year-End Corporate Surplus that was generated largely by unused RGI subsidy dollars being returned to Housing Services, as the Service Manager, from Social Housing Providers during the year-end reconciliation process in 2019.

From November 2019 through to March 2020, CHH repaired 300 units. Examples of repairs to the units include mould remediation, replacing flooring, replacing walls, and updating electrical and plumbing. Approximately 20% of the units had been vacant for a prolonged period of time. While units of every size were repaired, approximately half were bachelor or 1-bedroom units which would be appropriate for a single person or a couple, the households with the longest wait times on the Access to Housing (ATH) list.

The table below is a summary of how many unit sizes were repaired:

Unit Type – Bedroom Size	# Repair Units
Bachelor	44
1 Bedroom	133
2 Bedroom	31
3 Bedroom	89
4 Bedroom	10
5 Bedroom	2

Of the 300 units renovated under this program, 215 have been rented to households on the Access to Housing (ATH) waitlist, 13 have been rented as affordable market rent, while the other 72 are in the process of being rented out. It is estimated that CHH spent \$2.1 M through this program. The remaining \$100,000 will be covered through CHH's allocation from the Poverty Reduction Fund (Project ID 6731841611).

CHH has been working to address challenges with unit turnover and chronic vacancies. In April 2017, Council approved the Poverty Reduction Fund (BOH16034/CES16043) to address this issue. In combination with internal budgeting and process changes, CHH has largely cleared its backlog of vacant units. Home for the Holidays solidified a reset on unit turnovers. Aside from 18 remaining chronically vacant units, the remaining vacancies are due to redevelopment.

APPENDICES AND SCHEDULES ATTACHED

None