



## Proposal

To assist with accommodations for vulnerable populations in Hamilton through a collaborative effort between Spotted Properties Inc. (SPI) and partners, community groups and the City of Hamilton.

SPI represents the interest of over 200 Landlords with responsibility of managing over 800 tenancies across Hamilton. Opportunity for collaboration to tackle housing issues in the city is possible and can be arranged in a mutually beneficial manner.

The purpose of this proposal is to address housing problems of vulnerable populations facing significant challenges in life. We, at Spotted Properties believe that Landlords and housing groups are less inclined to take in vulnerable populations due to a lack of properly integrated facilities, infrastructure and support. It is our company's belief that these problems can be addressed through collaboration between the City Of Hamilton, private corporations and community group support.

SPI would like to suggest 3 possible avenues to begin exploring a working relationship between all parties.

### 1. **Existing structure proposal - Lodging - Vulnerable Population accommodation testing**

This first proposal is meant to create a space for a vulnerable population in Hamilton that struggles to find accommodations due to a lack of Landlords or housing groups willing to take them in. The goal here is to take an existing property with suitable facilities already in place, and accommodate these individuals through an existing program (ie: Good Shepherd) in a controlled and structured manner.

In order to evaluate the feasibility of placing and managing such properties with vulnerable populations, we recommend utilizing an existing facility currently under management and designating it for a population of the city's choosing.

**The facility:** We recommend the use of 69 Sanders Blvd, in Hamilton Ontario for a 1-2 year term. It is a legally converted lodging facility with 29 rooms and can accommodate up to 39 beds. It is legally zoned and located near McMaster university, very close to Fortinos and short distance from Food Basics. Access to Main Street West provides easy accessibility to transit routes.

Amenities include;

- Large furnished bedrooms
- Common internet throughout the building
- 4 individual common living spaces with TV's, couches, desks and chairs.

- Men and Women's washrooms
- Separate showers
- 1x Handicap Washroom
- Security Cameras
- Front and Side entrance to building
- Large parking lot for up to 15 Vehicles
- Can be easily handi-accessible
- Large common kitchen with multiple stoves, sinks and microwaves
- Janitorial facilities
- Management office on site
- Cleaning services already in place
- Dumpster on site for staff use of garbage disposal.

SPI has prior experience with organizations such as Good Shepherd, Living Rock, The Mission and others and have developed an understanding of possible requirements and measures that can be implemented for the successful management and accommodation of certain vulnerable populations.

It would satisfy all involved parties should the city employ “head leases” through an organization of its choosing where control over the rental units may be retained and place or reallocate people in their program as they see fit.

It is our belief that we can successfully accommodate distressed populations in Hamilton with proper support and collaboration in place, where the end results can be profitable for investors and beneficial for the community and the city.

Spotted Properties is exploring avenues of participation from local community churches, institutions and housing groups to assist where needed.

COVID-19 precautionary measures will be developed and implemented for safe management of the property.

The end goal is to test a working relationship between all parties and determine feasibility of such a venture. If successful, this venture may pave the way to the development of purpose built structures with systems and organizations involved for stable operations in accommodating people in need.

In this proposition each party will contribute:

- **Private Industry:** rooming and lodging facility, management and operations structure
- **Community:** Contribution of manpower to alleviate operational costs.
- **City of Hamilton:** Allocate financial budget to accommodate people through a program of choice and ensure rents are paid.

## **2. Existing structure zoning conversion (affordable housing proposition) - Major Conversions to non conforming properties to legal multi-residential - Long Term Accommodations**

In order to create long term low cost accommodations for vulnerable populations in Hamilton, SPI proposes a collaborative effort which will result in low cost accommodations for select populations and legalization of non-conforming properties within the city.

SPI recognizes the existence of many buildings being used as “legal non-conforming” multiresidential properties. These buildings, not in compliance with zoning, can be converted to legally recognized units and reserved for low cost accommodations.

SPI would like to put forth a building able to meet fire and safety requirements, currently being used as a multi-residential property for designated rentals reserved for vulnerable populations. The property will be in or near the downtown area, close to transit routes and other local amenities. These units will be reserved for the city at a lower cost.

In exchange, it is requested the city waive all development fees and allow some flexibility with respect to zoning requirements, parking parameters and other factors that may otherwise impede legal conversion of the property. It can be understood that parking requirements may not need be as normally required when accommodating a population of a specific socio-economic class.

SPI will in turn offer long term head-leases at a reduced rate to the city. (details to be discussed)

In this proposition each party will contribute:

- **Private Industry:** apartment building, management and operations structure
- **Community:** Contribution of manpower to alleviate operational costs.
- City of Hamilton:** Allocate financial budget to accommodate people through a program of choice and ensure rents are paid. Alleviate development fees and allow flexibility with zoning requirements.

**3. HSR LAND - 123 Barton St W. - Land Donation - New Construction - Long term accommodation (south west corner)**

Plot of land @ 123 Barton St W. has been declared surplus land and was used as HSR utility station.

SPI proposes to work with development partners to construct low cost rental units to be leased by the city.

SPI and development partners will bring forth all environmental, engineer, architectural and construction costs.

In exchange, the city shall contribute the land for development through donation or sale, for the development of low cost rental units.

It is proposed the land be severed into 2 plots to allow for separate projects. Severance proposed for the south west corner of the plot at about 30x30meters.

**City Contribution:** The city of Hamilton will donate or sell the land to the development company and waive all city development fees possible in exchange for development of low income housing for a negotiated lease period.

**SPI & Development Partner Contribution:** Development company will put forth all construction costs, architectural, engineering and environmental costs to build medium density multi-unit residential building for low-cost rentals. .