



## INFORMATION REPORT

<b>TO:</b>	Chair and Members Emergency and Community Services Committee
<b>COMMITTEE DATE:</b>	November 19, 2020
<b>SUBJECT/REPORT NO:</b>	Poverty Reduction Investment Plan Update (CES16043(d)) (City Wide) <b>(Outstanding Business List Item)</b>
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Kirstin Maxwell (905) 546-2424 Ext. 3846
<b>SUBMITTED BY:</b>	Edward John Director, Housing Services Division Healthy and Safe Communities Department
<b>SIGNATURE:</b>	

### COUNCIL DIRECTION

At the September 27, 2017 Council meeting, staff were directed to:

“keep Council informed, by reporting back to the Emergency & Community Services Committee preferably semi-annually or, at minimum, annually with updates respecting the implementation of the Poverty Reduction Investment Plan.”

### INFORMATION

There are three components to the Poverty Reduction Implementation Plan which were approved by Council on September 27, 2017:

- \$20 M for new affordable rental housing construction at \$4 M annually for five years (2017-2021);
- \$20 M for social housing repairs and renovations at \$2 M annually for 10 years (2018-2027); and,
- \$10 M for general Indigenous poverty reduction at \$1 M annually for 10 years (2018-2027).

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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.

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One half of the funds for new affordable rental housing construction and social housing repairs and renovations were allocated to CityHousing Hamilton.

On June 6, 2019, Council was informed of the investments made from the Poverty Reduction Fund until that time (Report CES16043(c)). This report provides an update on investments made prior to and in 2019.

**INVESTMENT UPDATES**

**New Affordable Rental Housing Construction Projects – ProjectID 6731741609**

The \$20 M total Poverty Reduction Implementation Plan funding allocated for rental construction was divided equally between the Housing Services Division (\$10 M) and CityHousing Hamilton, (\$10 M), with \$4 M funded annually starting in 2017 and ending in 2021.

Based upon projects that have been identified since 2017, approximately \$9 M of the Housing Services Divisions allocation has been committed as listed and identified in Table 1.

Table 1

<b>Housing Services Division \$10 M Allocation</b>			
#	Funding Recipient	Type of Investment	Actual Amounts (\$00s)
1	Hamilton Young Christian Women's Association (YWCA), Ottawa St. N. Project	Fee Offsets	\$774,913
2	Indwell, Parkdale Landing Project Building 2, 205 Melvin Ave.	Capital Fee Offsets	\$2,411,970 \$1,200,610
3	60 Caledon Ave., Mountain Secondary School Site Project	Land Purchase	\$3,130,000
4	YWCA – Carole Anne's Place/ Mission Services – Willow's Place	Operating Costs	\$128,000
5	90 Carling Street – Building & Planning Fees	Fee Offsets	\$16,759
	191 York Boulevard	Predevelopment Work	\$250,000
	Contracts Analyst – Indigenous 1 FTE (2018-2019)	Staffing Costs	\$146,862
	Contracts Analyst - Indigenous 1 FTE (projected to 2027)	Staffing Costs	\$898,255
	Contracts Analyst – Materials Recovery (projected to 2027)	Staffing Costs	\$19,896
<b>Total Allocated/Spent</b>			<b>\$8,977,265</b>
<b>Total Remaining</b>			<b>\$1,022,735</b>

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The Housing Services Division will allocate the remaining \$1 M of the original \$10 M allocation for rental housing construction to top priority projects. These will be identified and reported to Council for final approval.

CityHousing Hamilton has received approval to fully allocate their \$10 M portion for two construction projects as shown in the following table. The Riverdale and Bay & Cannon Street projects are projected to be completed in 2023.

Table 2

<b>CityHousing Hamilton Allocation of \$10 M</b>		
<b>Funding Recipient</b>	<b>Type of Investment</b>	<b>Actual Amounts (\$000s)</b>
Bay & Cannon Street Project	Capital	\$3,500,000
Riverdale Project	Capital	\$6,500,000
<b>Total Allocated/Spent</b>		\$10,000,000
<b>Total Remaining</b>		0

Status Update of the Significant Projects identified in Table 1

1. Hamilton YWCA, Ottawa Street North Project

- 35 self-contained affordable units for single women and women with children who are experiencing homelessness.
- 35 units will be rented at or below 80% average market rent
- The project includes an additional 15 units for women with developmental disabilities.
- A range of community services will be provided on site.

Update: The project is 70% complete, with the structure finished and interior work underway. Occupancy is expected to begin by the end of May 2021 assuming there are only minimal delays to the schedule as a consequence of the COVID-19 pandemic.

Total contribution for new rental housing construction for this project totals \$774,913 and is broken down as follows:

- City's Development Charges (DC) of \$512,576
- Go Transit DCs of \$6,032
- Parkland dedication fees and DC fees exemptions of \$256,305

2. Indwell, Parkdale Landing Project Building 2, 205 Melvin Avenue (now McQueston Lofts)

- 50 units will be developed in a new five storey building with ground floor commercial uses.

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- Housing will be provided for singles with a history of unstable housing, most of which have a disability.
- 10 units will be prioritized for Indigenous persons experiencing homelessness through partnerships with the Native Women's Centre and Homeward Bound.
- Rents will be set at 60% of average market rents for one-bedroom units.
- Rents will be set at 80% of average market rent for two-bedroom units.

Update: The project is nearing completion with occupancy expected late November 2020.

Total contribution for new rental housing construction for this project totals \$3.6 M with \$2.4 M related to capital costs and \$1.2 M in fees broken down as follows:

- City's Development Charges (DC) of \$829,260
- Go Transit DCs of \$5,200
- Parkland dedication fees and DC fees exemptions of \$366,150

3. 60 Caledon Avenue, Mountain Secondary School Project

- The purchase of seven acres at 60 Caledon Ave. for new affordable housing development.

Update: The sale of the property to two social housing providers is almost complete

4. YWCA - Carole Anne's Place/Mission Services - Willow's Place

Carol Anne's Place and Willow's Place provide safe and accessible programs and supports to women in Hamilton experiencing homelessness. By providing safe spaces to rest, eat, and connect, these programs are vital to vulnerable women in our city. This investment enabled both facilities with supports to continue to provide services from December 1, 2019 to March 31, 2020. After March 2020, these programs have been funded through various COVID relief envelopes.

5. 90 Carling Street – Moderately Affordable Units in Rental Housing Development Project

- 10 moderately affordable units in a 100-unit rental project in Westdale.
- Tenants will be referred by social housing providers selected from social housing tenants paying market rents in rent-geared-to-income units.
- Funds to offset building permit and planning fees to qualify project for Canada Mortgage and Housing Corporation (CMHC) Rental Housing Financing Program.

Update: The project is finalizing CMHC financing.

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Social Housing Repair and Renovation – ProjectID 6731841611

The annual allotment of \$2 M for the period 2018-2027 for social housing repairs and renovations is distributed as follows:

- \$1 M to the Social Housing Section, Housing Services Division; and,
- \$1 M to CityHousing Hamilton.

1. Social Housing Section, Housing Services Division

2019 \$1 M was allocated as follows:

- Repairs and renovations for 510 units at an average cost of \$1,700 per unit, total cost of \$867 K. The following was achieved:
  - 10 chronically offline units (units that stood vacant for 18 months or longer) were brought back online (ready for move in);
  - three offline units (units that stood vacant for 3-6 months) were brought back online (ready for move in); and,
  - 497 units in multiple buildings were repaired, increasing cost and energy efficiencies. Work completed included LED lighting retrofits, balcony safety measures, mechanical upgrades, kitchen replacements, and installation and repairs of windows and doors.
- The balance of the funding \$133,K was used to pay for project and contract management support for all capital repair programs for social housing.

2. CityHousing Hamilton

2019 \$1 M was allocated as follows:

- Maintenance and repairs to 113 units at an average cost of \$8,850 per unit.

Indigenous Component of the Poverty Reduction Implementation Plan – ProjectID 6731841610

As of December 2019, a total of \$2 M has been spent of the \$10 M allocated over 10 years for the Indigenous Poverty Reduction program.

In 2019 \$1 M was spent as follows:

- \$425,365 for Indigenous social housing repairs and/or enhancements for 163 units at an average cost per unit of \$2,610; and,

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- \$574,635 for a range of programs to support housing stability and assistance.

This includes:

- Tenant advocacy and supports (709 households assisted);
- Indigenous housing stability assistance/housing stabilized (28 households assisted);
- Youth employment and stability (140 youth assisted);
- Indigenous led child and family development/additional households served (707 households assisted);
- Violence Against Women advocacy/increase capacity (17 people assisted);
- Enhanced financial employment program/additional households served (111 households assisted);
- Identification clinics/Indigenous people obtaining identification (150 people assisted); and,
- Administrative management of funds and coordination of programs and strategies (completion of eight activities).

**APPENDICES AND SCHEDULES ATTACHED**

None