



EMERGENCY & COMMUNITY SERVICES COMMITTEE REPORT 20-011

1:30 p.m.

Thursday, December 10, 2020

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Councillors E. Pauls, (Chair), B. Clark, T. Jackson, S. Merulla and N. Nann

Also Present: Councillors C. Collins and J. Farr

Regrets: Councillor T. Whitehead – Personal

THE EMERGENCY & COMMUNITY SERVICES COMMITTEE PRESENTS REPORT 20-011 AND RESPECTFULLY RECOMMENDS:

1. Appointment of the Chair and Vice-Chair (Item 7.1)

- (i) That Councillor Nann be appointed Chair of the Emergency and Community Services Committee for 2021; and
- (ii) That Councillor Clark be appointed Vice-Chair of the Emergency and Community Services Committee for 2021.

2. 2021 Budget Submission - Housing and Homelessness Advisory Committee (HSC20059) (City Wide) (Item 10.1)

That the Housing and Homelessness Advisory Committee 2021 base budget submission attached as Appendix “A” to Emergency & Community Services Committee Report 20-011 in the amount of \$1,000 be approved and referred to the 2021 budget process for consideration.

3. 2021 Budget Submission – Seniors Advisory Committee (HUR20011) (City Wide) (Item 10.2)

That the Seniors Advisory Committee 2021 base budget submission in the amount of \$2500.00 be approved and forwarded to the 2021 budget process (Healthy and Safe Communities).

**4. City of Hamilton Veterans Committee 2021 Budget Submission (PED20216)
(City Wide) (Item 10.3)**

That the Hamilton Veterans Committee (Veterans Committee) 2021 base budget submission, attached as Appendix "B" to Emergency & Community Services Committee Report 20-011 in the amount of \$43 K, be approved and referred to the 2021 Budget process for consideration.

5. Subsidy Transfer to Indwell's Affordable Housing Project at 225 East Avenue North (HSC19060 (a)) (Ward 3) (Item 10.4)

- (a) That the General Manager of the Healthy and Safe Communities Department be authorized and directed to enter into, execute and administer an agreement with Indwell Community Homes "Indwell" to provide rent supplements for their affordable housing project at 225 East Avenue North in accordance with the terms and conditions contained in the Term Sheet attached as Appendix "C" to Emergency & Community Services Committee Report 20-011, in a form satisfactory to the City Solicitor;
- (b) That \$111,700 associated with the former St. Matthew's House Part VII-Housing Services Act social housing subsidy be transferred from the Hamilton Housing Allowance to a rent supplement for Indwell's affordable housing project at 225 East Avenue North, effective January 1, 2021;
- (c) That \$34,278 in Part VII-Housing Services Act social housing subsidy associated with the 18 units relinquished as part of CityHousing Hamilton's Roxborough development be transferred to Indwell's affordable housing project at 225 East Avenue North, effective January 1, 2021;
- (d) That \$134,097 in Part VII-Housing Services Act social housing subsidy associated with the 75 units CityHousing Hamilton is relinquishing as its reduction in targets at Vanier Towers be transferred to Indwell's affordable housing project at 225 East Avenue North, effective January 1, 2021; and,
- (e) That the value of the rent supplements provided to Indwell's affordable housing project at 225 East Avenue North be increased annually by the Ontario Rental Increase Guideline established each year by the Province on Ontario.

**6. Kiwanis Homes Down Payment Assistance Pilot Program (HSC20032(a))
(City Wide) (Item 10.5)**

That the General Manager of the Healthy and Safe Communities Department or his designate be authorized to enter into an agreement with Hamilton East Kiwanis Non-Profit Homes Inc. (Kiwanis) and any agreements and ancillary documentation required to deliver and administer the Kiwanis Homes Down Payment Assistance Pilot Program in a form satisfactory to the City Solicitor and content satisfactory the General Manager of the Healthy and Safe Communities

Department in accordance with the Terms and Conditions set out in Appendix “D” to Emergency & Community Services Committee Report 20-011, with all program administration carried out by Kiwanis or a third party retained by Kiwanis and consented to by the City, funded by a \$1.065 M investment including administration fees from the Down Payment Assistance Program Reserve (#112254) revolving loan fund.

7. Service Manager Consents for CityHousing Hamilton’s Development Reset (HSC20055) (Wards 2 and 4) (Item 10.6)

- (a) That Service Manager consent be provided for CityHousing Hamilton affordable housing projects at 55 Queenston Rd. Phase 1 and 106-104 Bay St. N. (Bay-Cannon Phase 1), as described in Appendix “E” to Emergency & Community Services Committee Report 20-011 proceed;
- (b) That the General Manager of the Healthy and Safe Communities Department be authorized and directed to enter into, execute and administer an operating agreement with CityHousing Hamilton for their affordable housing project at 55 Queenston Rd. - Phase 1 to reflect the use of up to \$13.09 M from the Sold Units Reserve in accordance with the terms and conditions contained in the Term Sheet attached as Appendix “F” to Emergency & Community Services Committee Report 20-011, in a form satisfactory to the City Solicitor;
- (c) That the General Manager of the Healthy and Safe Communities Department be authorized and directed to enter into, execute and administer an operating agreement with CityHousing Hamilton for their affordable housing project at 106-104 Bay St. N. - Phase 1 to reflect the use of up to \$2.1 M from the proceeds of the sale of a portion of the Jamesville property in accordance with the terms and conditions contained in the Term Sheet attached as Appendix “G” to Emergency & Community Services Committee Report 20-011, in a form satisfactory to the City Solicitor; and,
- (d) That Housing Services Division staff be directed to bring a report to Emergency and Community Services Committee by the end of Q2 of 2021 outlining the operating requirements for these projects and identify any additional funding required or re-allocation of existing funding from the City of Hamilton for CityHousing Hamilton’s affordable housing projects at 106-104 Bay S. N. Phase 1 and 55 Queenston Rd. Phase 1.

8. Impact of Provincial Rent Freeze on Social Housing Providers (HSC20060) (City Wide) (Item 10.7)

That Report HSC20060, respecting Impact of Provincial Rent Freeze on Social Housing Providers, be received.

**9. Women's Emergency Shelter Request for Proposals (RFP) 2020
(HSC20062) (City Wide) (Added Item 10.9)**

That Report HSC20062, respecting Women's Emergency Shelter Request for Proposals (RFP) 2020, be received.

10. Expanding Housing and Support Services for Women, Non-Binary, and Transgender Community Sub-Committee Report 20-003 (Added Item 10.10)

(i) Women's Shelter and Support Investment Options (HSC20061)

- (a) That annual funding up to \$950,000 from the Net Levy to support the operating costs of the Good Shepherd Centre's Emergency Shelter proposal and increase the investment in the Municipally-funded Portable Housing Benefit Program for women, trans-feminine, trans-masculine and non-binary adults from Hamilton's By-Name List, be approved to be referred to the 2021 Operating Budget for consideration; and,
- (b) That, in the event the proposed Good Shepherd Emergency Shelter project does not proceed, annual funding of up to \$950,000 from the Net Levy to support the operating costs of Mission Services' Emergency Shelter proposal and increase the investment in the Municipally-funded Portable Housing Benefit Program for women, trans-feminine, trans-masculine and non-binary adults from Hamilton's By-Name List, be approved to be referred to the 2021 Operating Budget for consideration.

11. 430 Cumberland Avenue (Added Item 11.1)

WHEREAS, 430 Cumberland Avenue is a building owned and operated by CityHousing Hamilton (CHH), with 152 units providing housing for families, singles and seniors on eight tenant floors;

WHEREAS, it is a priority of CHH to provide safe and secure environments for the tenants to live;

WHEREAS, the repair and maintenance of buildings and properties is an ongoing challenge given the age of CHH buildings;

WHEREAS, the current chain link fence that runs across the back of the property has access holes and presents a risk to individuals given the proximity to the train tracks; and

WHEREAS, with the current hall configuration and the placement of cameras, there is not a clear line of sight from the end to end of the hall corridors.

THEREFORE, BE IT RESOLVED:

- (a) That \$95,000 be allocated from the Ward 3 Special Capital Re-Investment Reserve Account (108053) to build a 2.1-metre-high security fence along the back of the property at 430 Cumberland Avenue. The fence will be approximately 71 metres in length and is priced to be built out of concrete or alternative (i.e. PVC or aluminum);
- (b) That \$25,000 be allocated from the Ward 3 Special Capital Re-Investment Reserve Account (108052) to upgrade the security surveillance system at 430 Cumberland Avenue through the purchase of new 16 security cameras, adding two cameras on each floor; and
- (c) that the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents in relation to funding the erection of a security fence at and the purchase of 16 new security cameras for 430 Cumberland Avenue, with such terms and conditions in a form satisfactory to the City Solicitor.

12. Investing in Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream for Long-Term Care Homes Funding Intake (Added Item 11.2)

WHEREAS, on November 23, 2020, the Ministry of Long-Term Care advised Long-Term Care Home Licensees that a new Investing in Canada Infrastructure Program (ICIP) COVID-19 Resilience Infrastructure Stream will be providing up to \$100 million in combined federal-provincial one-time funding to support COVID-19 resilience infrastructure projects;

WHEREAS, not-for-profit long-term care homes will be eligible for 80 per cent cost-share from the Federal government and 20 per cent from the Province; and

WHEREAS, the funding is to support long-term care homes with targeted improvements directly linked to new COVID-19 measures to reinforce safe physical distancing and retrofitting projects;

THEREFORE, IT BE RESOLVED:

That staff be directed to submit for consideration to the Ministry of Long-Term Care in accordance with the terms and conditions associated with the Investing in Canada Infrastructure Program, COVID-19 Resilience Infrastructure Stream by December 18, 2020 for the intention of HVAC Improvements to Macassa Lodge and Wentworth Lodge for the requested funding amount of \$2,459,950 for projects with a total project cost of \$2,684,950.

13. “Rent Ready” Program (Added Item 11.3)

WHEREAS, the Housing Stability Benefit (HSB) Levy Budget has been underutilized as a result of various provincial and federal income supports and eviction prevention strategies during the initial phases of the COVID-19 pandemic;

WHEREAS, the factors such as the moratorium on evictions and reduced dependency on rental arrears during COVID-19 are not expected to continue throughout 2021;

WHEREAS, there is a forecasted 2020 year-end favourable surplus of approximately \$1.0M in the Housing Services Division of the Healthy and Safe Community Department;

WHEREAS, it is suspected that the impact of these factors will be realized in 2021; and

WHEREAS, the HSB surplus from 2020 would prevent a potential deficit in 2021.

THEREFORE, BE IT RESOLVED:

That up to a maximum of \$1M, be funded from the Tax Stabilization Reserve for use in 2021 by the Housing Services Division and to be allocated equally to the Housing Rent Bank and rapid repair of Social Housing units.

14. Mitigating Financial Impacts of the Provincial Rent Freeze on Social Housing Providers (Added Item 11.4)

WHEREAS, the *Helping Tenants and Small Businesses Act, 2020* received Royal Assent on October 1, 2020;

WHEREAS, The Act amends the *Residential Tenancies Act, 2006 (RTA)* and Sections of the *Housing Services Act (HSA)* to freeze residential rent increases in 2021;

WHEREAS, the rent freeze may be beneficial to residential tenants who require relief from increasing rental costs during the Covid-19 Pandemic;

WHEREAS, Social Housing providers face ongoing challenges relating capital repairs backlogs and increased costs due to the pandemic which are already straining their budgets; and

WHEREAS, the rent freeze is estimated to result in \$1.68 M of reduced revenue in 2021 and \$18,25 M of reduced revenue over 10 years for Hamilton’s Social Housing Providers;

THEREFORE BE IT RESOLVED:

That the Mayor, on behalf of City Council, write to the Minister of Municipal Affairs and Housing requesting:

- (a) Provincial funding for Hamilton's Social Housing Providers to mitigate the negative financial impact of the provincial rent freeze in place from January 1, 2021 to December 31, 2021; and
- (b) The Province to introduce regulations to address the long-term impact of lost revenue by allowing Social Housing Providers to recoup the lost revenue funding in subsequent years.

15. East Hamilton Food Bank (Added Item 11.5)

WHEREAS City Council supported the establishment and ongoing operation of a new East Hamilton Food Bank (opened April 2019) located at 625 Greenhill Avenue;

WHEREAS the East Hamilton Food Bank is to be operated out of the expanded Dominic Agostino (Riverdale) Recreation Centre as part of a Community Hub that includes an Early Years Centre, affordable housing for seniors provided by City Housing Hamilton and the existing recreation centre;

WHEREAS the expansion of the recreation centre has been delayed through the City's Capital Budget process, with an anticipated completion date of 2023-2024;

WHEREAS the temporary commercial space for the East Hamilton Food Bank will be required beyond the existing lease that expires January 2022;

WHEREAS Mission Services of Hamilton will continue to provide operational support to the volunteer residents who operate the East Hamilton Food Bank; and

WHEREAS Council's financial support of the East Hamilton Food Bank operation was via the Ward 5 Area Rating account instead of the Unallocated Reserve.

THEREFORE BE IT RESOLVED:

- (a) That three additional years of funding for the East Hamilton Food Bank at an estimated cost of \$90,000 per year be provided on an annual basis, to be funded from the Ward 5 Area Rating Account instead of the Unallocated Reserve;
- (b) That any remaining funds be returned to the Ward 5 Area Rating Reserve Account after the East Hamilton Food Bank relocates to the Dominic Agostino Recreation Centre; and

- (c) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents in relation to funding the East Hamilton Food Bank, including returning to the Ward 5 Area Rating Reserve any funds remaining after the East Hamilton Food Bank relocates to the Dominic Agostino Recreation Centre, with such terms and conditions in a form satisfactory to the City Solicitor.

16. Appointments to the Hamilton Veterans Committee (Item 14.1)

That the recommendation respecting Appointments to the Hamilton Veterans Committee, be released publicly following approval by Council.

17. Municipal Housing Project Facilities By-Law West Hamilton Mountain, Hamilton (HSC20051) (Ward 8) – Appendix ‘A’ (Added Item 10.11)

That Appendix “A” to Report HSC20051, respecting Municipal Housing Project Facilities By-Law West Hamilton Mountain, Hamilton, be received.

For further disposition of this matter, see Item 19.

18. Integrated Housing System Staffing (HSC20054) (City Wide) (Item 14.2)

That the recommendations in Report HSC20054, respecting Integrated Housing System Staffing, be approved and remain confidential.

19. Municipal Housing Project Facilities By-Law West Hamilton Mountain, Hamilton (HSC20051) (Ward 8) (Added Item 14.3)

- (a) That Hamilton 60 Caledon Avenue Municipal Housing Project Facilities By-Law, attached as Appendix “A” to Report HSC20051, be approved; and,
- (b) That Report HSC20051, excluding Appendix “A”, remain confidential and not be released as a public document until the real estate transaction is completed.

For further disposition of this matter, see Item 17.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised of the following changes to the agenda:

5. COMMUNICATIONS (Items 5.2 - 5.3)

- 5.2. Correspondence from Phil Graham, Assistant Deputy Minister, Early Years and Child Care Division, Ministry of Education, respecting 2021 Child Care Funding Approach

Recommendation: To be Received

- 5.3. Correspondence from Irene Laurie, President of the Board, First Unitarian Church, respecting endorsement of City Hall Protestors

Recommendation: To be Received

10. DISCUSSION ITEMS (Item 10.8-10.11)

- 10.8. Women's Shelter and Support Investment Options (HSC20061) (City Wide) (Outstanding Business List Item) – **WITHDRAWN**
- 10.9. Women's Emergency Shelter Request for Proposals (RFP) 2020 (HSC20062) (City Wide)
- 10.10. Expanding Housing and Support Services for Women, Non-Binary and Transgender Community Sub-Committee Report 20-003 (December 4, 2020)
- 10.11. Municipal Housing Project Facilities By-Law West Hamilton Mountain, Hamilton (HSC20051) (Ward 8) - Appendix "A"

Note: Confidential Report HSC20051, respecting Municipal Housing Project Facilities By-Law West Hamilton Mountain, Hamilton, is listed under Item 14.3 on this agenda.

As Item 10.11 is part of Item 14.3, discussion of Item 10.11 will be deferred until after Closed Session.

12. NOTICES OF MOTION (Items 12.1 - 12.4)

- 12.1. 430 Cumberland Avenue
- 12.2. Investing in Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream for Long-Term Care Homes Funding Intake
- 12.3. "Rent Ready" Program
- 12.4. Mitigating Financial Impacts of the Provincial Rent Freeze on Social Housing Providers

14. PRIVATE AND CONFIDENTIAL (Item 14.3)

- 14.3. Municipal Housing Project Facilities By-Law West Hamilton Mountain, Hamilton (HSC20051) (Ward 8)

Pursuant to Section 8.1, Sub-section (c) of the City's Procedural By-law18-270, as amended, and Section 239(2), Sub-section (c) of

the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes.

Note: The Public Appendix "A" to the Municipal Housing Project Facilities By-Law West Hamilton Mountain, Hamilton Report, is listed under Item 10.11 on this agenda.

Councillor Farr requested that he, be permitted to address the Committee immediately following the Approval of the Agenda, respecting Item 2.

That the agenda for the December 10, 2020 Emergency and Community Services Committee meeting be approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no Declarations of Interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) November 19, 2020 (Item 4.1)

The Minutes of the November 19, 2020 meeting of the Emergency and Community Services Committee were approved, as presented.

(d) COMMUNICATIONS (Item 5)

The following Communications, were received:

- (a) Correspondence from James Curtis-Welsh, respecting Concern Regarding RCFs (Item 5.1)
- (b) Correspondence from Phil Graham, Assistant Deputy Minister, Early Years and Child Care Division, Ministry of Education, respecting 2021 Child Care Funding Approach (Item 5.2)
- (c) Correspondence from Irene Laurie, President of the Board, First Unitarian Church, respecting endorsement of City Hall Protestors (Item 5.3)

(e) NOTICES OF MOTION (Item 12)

(i) 430 Cumberland Avenue (Added Item 12.1)

The Rules of Order were waived to allow for the introduction of a motion respecting 430 Cumberland Avenue.

For further disposition of this matter, refer to Item 11.

(ii) Investing in Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream for Long-Term Care Homes Funding Intake (Added Item 12.2)

The Rules of Order were waived to allow for the introduction of a motion respecting Investing in Canada Infrastructure Program – COVID-19 Resilience Infrastructure Stream for Long-Term Care Homes Funding Intake.

For further disposition of this matter, refer to Item 12.

(iii) “Rent Ready” Program (Added Item 12.3)

The Rules of Order were waived to allow for the introduction of a motion respecting “Rent Ready” Program.

For further disposition of this matter, refer to Item 13.

(iv) Mitigating Financial Impacts of the Provincial Rent Freeze on Social Housing Providers (Added Item 12.4)

The Rules of Order were waived to allow for the introduction of a motion respecting Mitigating Financial Impacts of the Provincial Rent Freeze on Social Housing Providers.

For further disposition of this matter, refer to Item 14.

(iv) East Hamilton Food Bank (Added Item 12.5)

The Rules of Order were waived to allow for the introduction of a motion respecting East Hamilton Food Bank.

For further disposition of this matter, refer to Item 15.

(f) GENERAL INFORMATION AND OTHER BUSINESS (Item 14)

(i) Mitigation of Effects of Reno-viction

Staff were directed to review reno-victions in Hamilton and report back to the Emergency and Community Services Committee by the end of March 2021 with information about what other jurisdictions have done to reduce the problem and what the City of Hamilton can do to mitigate the number of people who are affected by this practice.

(g) PRIVATE AND CONFIDENTIAL (Item 14)

The Emergency and Community Services Committee determined that it was not necessary to move into Closed Session respecting Item 14.1.

(i) Appointments to the Hamilton Veterans Committee (Item 14.1)

For disposition of this matter, refer to Item 16.

The Emergency and Community Services Committee moved into Closed Session respecting Items 14.2 and 4.3, pursuant to Section 8.1, Sub-sections (b) and (c) of the City's Procedural By-law 18-270, as amended, and Section 239(2), Sub-sections (b) and (c) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to personal matters about an identifiable individual, including municipal or local board employees; and a proposed or pending acquisition or disposition of land for City purposes.

(ii) Integrated Housing System Staffing (HSC20054) (City Wide) (Item 14.2)

For disposition of this matter, refer to Item 18.

(iii) Municipal Housing Project Facilities By-Law West Hamilton Mountain, Hamilton (HSC20051) (Ward 8) (Added Item 14.3)

For disposition of this matter, refer to Item 19.

(h) ADJOURNMENT (Item 15)

There being no further business, the Emergency and Community Services Committee adjourned at 3:34 p.m.

Respectfully submitted,

Councillor E. Pauls
Chair, Emergency and Community Services
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk

CITY OF HAMILTON

2021

ADVISORY COMMITTEES

BUDGET SUBMISSION FORM

Housing and Homelessness Advisory Committee

PART A: General Information

ADVISORY COMMITTEE MEMBERS:

Eileen Campbell	Violetta Nikolskava
Morgan Stanek	Lance Dingman
Mary-Ellen Crechiola	Leisha Dawson
Julia Verbitsky	Shaun Jamieson
Rhonda Mayer	Alexandra Djagba Oli
Michael Power	Tony Manganiello
Thomas Mobley	Michael Slusarenko
Sandy Leyland	

MANDATE:

Communicate and work to address the needs of citizens within the community for whom barriers exist to accessing safe, suitable, and affordable housing, including the supports needed to enable citizens to obtain and retain their homes, and;

Support the City of Hamilton’s 10-year Housing and Homelessness Action Plan by providing information, advice, and recommendations to the Emergency & Community Services Committee regarding the Action Plan’s successful and meaningful implementation.

PART B: Strategic Planning

STRATEGIC OBJECTIVES:

The following objectives have been established for the HHAC to facilitate its efforts in achieving the mandate.

1. Assist with the coordination and implementation of Council approved recommendations, including the City of Hamilton’s 10-year Housing and Homelessness Action Plan.
2. Ensure that recommendations regarding issues relating to people who are experiencing homelessness or who may be at risk of becoming homeless are brought forward to Council in a timely manner.
3. Devise and recommend to Council innovative and preventative measures to assist in addressing homelessness within the community;

4. Identify emerging trends, potential gaps and best practices in emergency housing needs.
5. Provide Council and staff with information, advice, and recommendations about residential landlord and tenant issues and policies that would improve the overall well-being of tenants in Hamilton and support landlords in the provision of safe, quality, and affordable rental units.
6. Identify housing-related supports available in the community and facilitate relationship-building between community partners, citizens and government to ensure that people have the individualized supports needed to help them obtain and retain housing.
7. Regularly update Council about homelessness and affordable housing issues through the discussion and analysis that takes place at HHAC.
8. Respond to requests and direction from staff and Council.
9. Collaborate and cooperate with other City of Hamilton committees and community groups doing work around issues that impact homelessness and affordable housing to stay apprised of relevant initiatives and contribute information and advice as needed.

ALIGNMENT WITH CORPORATE GOALS:

Please check off which Council approved Strategic Commitments your Advisory Committee supports			
1) Community Engagement & Participation	X	2) Economic Prosperity & Growth	
3) Healthy & Safe Communities	X	4) Clean & Green	
5) Built Environment & Infrastructure		6) Culture & Diversity	
7) Our People & Performance			

PART C: Budget Request

INCIDENTAL COSTS:

Meeting costs – meeting room, refreshments, photocopying, printing, parking, transportation	\$1,000
SUB TOTAL	\$1,000

SPECIAL EVENT/PROJECT COSTS:

N/A	\$0
SUB TOTAL	\$0

TOTAL COSTS	\$1,000
--------------------	----------------

Funding from Advisory Committee Reserve (only available to Advisory Committees with reserve balances)	\$0
--	------------

TOTAL 2021 BUDGET REQUEST (net of reserve funding)	\$1,000
PREVIOUS YEAR (2020) APPROVED BUDGET (2020 Request \$1,000)	\$1,000

CERTIFICATION:

Please note that this document is a request for a Budget from the City of Hamilton Operating budget. The submission of this document does not guarantee the requested budget amount. Please have a representative sign and date the document below.

Representative's Name: _____

Signature: _____

Date: _____

Telephone # : _____

CITY OF HAMILTON

2021

ADVISORY COMMITTEES

BUDGET SUBMISSION FORM

Hamilton Veterans Committee

PART A: General Information

ADVISORY COMMITTEE MEMBERS:

Ed Sculthorpe (Chair)	Steve Waldron
Don Jackson, (Vice-Chair)	Dave Steckham
Michael Rehill	
Dave Baldry	Councillor Lloyd Ferguson (alt)
Robert Fyfe	Councillor Brenda Johnson

MANDATE:

Reporting to Council, the Hamilton Veterans Committee oversees the planning and delivery of military remembrance and commemoration activities on behalf of the City of Hamilton. When directed by Council, the Committee provides input on projects and issues that are of concern to Hamilton Veterans.

PART B: Strategic Planning

STRATEGIC OBJECTIVES:

Goals and objectives:

Act as a liaison for the veterans of the City of Hamilton on all matters that fall within Council's jurisdiction.

Coordinate Decoration Day, Remembrance Day Parades, community engagement pieces and Memorial Services in multiple wards.

Maximize the engagement of youth in the act of Remembrance through projects and events.

How will they be achieved:

Coordinate the remembrances for significant anniversaries such as Decoration Day, Remembrance Day, Garrison Parade and including but not limited to parades and memorial services.

Administer all other matters directly relating to or of concern to Hamilton Veterans that fall within Council's jurisdiction. Provide written letters of support for Veterans causes when requested and deemed appropriate.

Veteran's Committee advises on the use and care of cenotaphs in partnership with Heritage Resource Management.

Present opportunities for the engagement of youths in acts of Remembrance in the City of Hamilton through events and community projects

Who will benefit:

All citizens of the City of Hamilton as well as local veterans and active forces. Upward of 2,000 people attend the Remembrance Day services and parades coordinated by the Veterans Committee.

All residents of Hamilton will have the opportunity to show respect for Veterans service to our country.

The Youth of Hamilton will be given the opportunity to be engaged with Acts of Remembrance outside of the classroom setting through hands-on and digital platforms.

ALIGNMENT WITH CORPORATE GOALS:

Please check off which Council approved Strategic Commitments your Advisory Committee supports			
1) Community Engagement & Participation	X	2) Economic Prosperity & Growth	
3) Healthy & Safe Communities	X	4) Clean & Green	
5) Built Environment & Infrastructure		6) Culture & Diversity	X
7) Our People & Performance			

PART C: Budget Request

INCIDENTAL COSTS:

Meeting Costs:	
- postage, printing, parking	
- 7 general meetings, 4 event planning meetings & 1 meeting with all Veteran Organizations within the City of Hamilton	
- Name tags & arms bands	\$600.00
SUB TOTAL	\$600.00

SPECIAL EVENT/PROJECT COSTS:

Ceremonies/Services:	
- Hamilton (Gore Park Cenotaph), 2 ceremonies and parades	\$34 K
- Community Ceremonies (Ancaster, Glanbrook, Dundas, Stoney Creek, Waterdown)	\$2,200
- Dieppe Veteran's Memorial Service	\$2,500
- Decoration Day	\$3,000
- Communications & Marketing	\$700

SUB TOTAL	\$ 43 K
TOTAL COSTS	\$ 43 K
Funding from Advisory Committee Reserve (only available to Advisory Committees with reserve balances)	\$
TOTAL 2021 BUDGET REQUEST (net of reserve funding)	\$ 43 K
PREVIOUS YEAR (2020) APPROVED BUDGET (2020 Request \$)	\$ 43 K

CERTIFICATION:

Please note that this document is a request for a Budget from the City of Hamilton Operating budget. The submission of this document does not guarantee the requested budget amount. Please have a representative sign and date the document below.

Representative's Name: **Ed Sculthorpe**

Signature:



Date:

October 27, 2020

Telephone # :

905-546-2424 ext 4122

Term Sheet for Rent Supplement Agreement

225 East Avenue North

Landlord: Indwell Community Homes ("Indwell")

Rent Supplement Conditions

1. The Rent Supplements will be subject to the recipient entering into a rent supplement agreement ("RSA") containing such terms and conditions as set out within this term sheet.
2. The agreement shall have a duration of 20 years.
3. The rent supplement assistance shall be provided to households selected from the centralized waiting list (Access to Housing) maintained by the City of Hamilton.
4. The RSA and rent supplement assistance will only apply to the 95 units at 225 East Avenue North and that they cannot be applied to any other Indwell premises unless the General Manager, Healthy and Safe Communities Department ("GM"), in his sole discretion consents, and under such other terms and conditions as the GM and City Solicitor in their sole discretion require.
5. Rent will be calculated using the portable housing benefit calculations as determined by the City of Hamilton.
6. Indwell will be responsible for determining eligibility for assistance of tenants, calculating rent and collecting the tenant portion in the manner as determined by the GM in his sole discretion.
7. Indwell will provide reports to the City of Hamilton in a form and content satisfactory to the GM.
8. Assignment of the RSA will not be permitted unless the GM, in his sole discretion, consents and only in the following circumstances: (a) the property is sold to another provider of "non-profit housing" who enters into an assignment agreement with the City and Indwell agreeing to be subject to all of the terms and conditions of the RSA for the remainder of the term of those agreements and such other terms and conditions as the GM and City Solicitor in their sole discretion deem appropriate.
9. At all times during the term of the RSA the rents for 95 units covered by rent supplements will at no time be above 60% AMR for 50 of the units and 100% AMR for 45 units which may be adjusted prior to by the GM in his sole discretion when the final construction and operating budgets are produced.

10. Units subject to the RSA may increase rents annually within a tenancy by the Provincial Guideline amount as specified annually by the Ontario Ministry of Municipal Affairs and Housing. Higher increases may be permitted at the sole discretion of the GM following submission of a business case justifying the increase.
11. Such additional terms and conditions as determined by the GM and required by the City Solicitor in their sole discretion.
12. The agreement will commence upon the first of the month in which the first tenant moves in.

Term Sheet for Agreement Between the City and Hamilton East Kiwanis Non-Profit Homes, Inc. for Funding, Management and Administration of the Kiwanis Down Payment Assistance Pilot Program

This Term Sheet summarizes the principal terms of a proposed agreements for the funding, management and administration of the Kiwanis Down Payment Assistance Pilot Program between the City and Hamilton East Kiwanis Non-Profit Homes Inc. ("Kiwanis").

- A. Kiwanis will ensure the following services are provided in the management and administration of the Kiwanis Down Payment Assistance Pilot Program (KDPAPP) and shared appreciation mortgages:
 1. The administrative services to be provided for the KDPAPP include managing the program application process, the sale of the Kiwanis units and mortgage registration, on-going management of the program, and management of the combined shared appreciation mortgage, to the satisfaction of the General Manager of the Healthy and Safe Communities Department or his designate in general accordance with historical City practices administering the Down Payment Assistance Program, and agreed to by the City, Kiwanis, and the Hamilton Community Foundation.
 2. In exchange for these services Kiwanis will be remunerated by the City as follows:
 - a. one-time single program set-up fee for all shared appreciation mortgages of \$5 K payable at the same time of the advance of the \$1 M of funding for down payment assistance;
 - b. an annual administration fee of 0.45% of the City's portion of the total of the shared appreciation mortgages value under administration based on the total value of the shared mortgages existing on January 1 and July 1 of each administration for the lesser period of 10 years or the date upon which all of the shared appreciation mortgages are paid, payable semi-annually;
 - c. commencing on date that is 11 years from the anniversary of the date the agreement between the City and Kiwanis takes effect, an annual administration fee of 0.15% of the City's portion of the total shared appreciation mortgages value under administration based on the total value of the shared appreciation mortgages existing on January 1 and July 1 of each administration year for the lesser period of 20 years or the date upon which all of the shared appreciation mortgages are paid, payable semi-annually.
 - d. The annual administration fees will be payable semi-annually, no later than 20 days after July 31 and December 31 of the administration year,

until the termination of the agreement or the repayment of the last mortgage, whichever comes first.

- e. The maximum amount of administration fees payable by the City to Kiwanis shall in no circumstances exceed \$65 K.

B. Funding & Security Terms

1. \$1 M will be provided to Kiwanis in a single advance once all agreements have been executed and the security has been registered for 24 months. These funds are to be used for the KDPAPP after which time any funds not used for the KDPAPP are to be returned to the City.
2. Kiwanis will provide security to the benefit of the City for the entirety of the funding provided by the City for down payment assistance through the KDPAPP for \$1 M. The City will release portions of the security provided by Kiwanis at 5, 10, and 15 years based on the value of the mortgages that have been paid out.
3. Kiwanis will hold the shared appreciation mortgages.

C. Agreement Terms

1. The agreement between the City and Kiwanis will remain in place for the earlier of 20 years from the date of the last mortgage registration or until the last mortgage is discharged.
2. Kiwanis may enter into separate agreements with a third party for the administration of the KDPAPP on terms and conditions approved by the General Manager of the Healthy and Safe Communities Department or his designate and consistent with the terms and conditions in this term sheet.
3. Kiwanis shall enter into a separate agreement with the Hamilton Community Foundation which requires that funds provided for the KDPAPP be used on the same terms and conditions as contained in this term sheet and shall not conflict this term sheet.
4. Kiwanis will indemnify the City in accordance with current City practice.
5. Kiwanis and all purchasers will be required to meet insurance requirements set by the City Risk Management Department.

D. Eligibility Criteria

1. Purchaser households are required to be over the age of 18, rent in Hamilton for at least the last 6 months, not currently own a home or property, be a legal resident of Canada, intend this home as their one and only residence, not be in a spousal relationship with a person that has any form of interest in ownership of

a property, and be pre-approved for a mortgage from a Canada Mortgage and Housing Corporation (CMHC) approved lender.

2. The maximum total annual household income of purchasers is the 60th income percentile of renters in Hamilton.
3. The maximum home price is \$400,000 or such greater amount as determined by the General Manager of the Healthy and Safe Communities Department or his designate from time to time.

E. Purchaser Selection

1. Purchaser households will be selected by Kiwanis in the following order of priority:
 - a. Tenants currently residing and paying market rent in a unit to be sold
 - b. Tenants paying market rent in another Kiwanis unit
 - c. Tenants paying market rent in other social housing units
 - d. Low-income purchasers in the broader community that meet all program requirements

F. Application and Purchase Process

1. Kiwanis will ensure purchasers will be provided education about homeownership and the home buying process, including financial aspects.
2. Purchasers will be required to have an independent home inspection completed by an accredited professional prior to finalizing the agreement of purchase and sale.

G. Purchaser Loan Conditions

1. Purchasers will be provided assistance in the form of a second shared appreciation repayable mortgage for up to 10 years in the maximum amount of 30% of the purchase price of the home, with 10% funded by each investor.
2. No regular interest will be payable, but at the time of discharge of the mortgages the purchasers shall repay the principal plus a total of 30% of the capital appreciation of the home commensurate with the portion of the purchase price funded by the shared appreciation mortgage. Mortgage prepayments of a minimum of \$500 are acceptable.
3. Regardless of when the Kiwanis and Hamilton Community Foundation funded portion of the shared appreciation mortgage is required to be paid out, the City

portion may continue up to a total of 20 years, at which point the loan will be forgiven. No portion of the City portion of the mortgage is forgivable prior to 20 years.

4. Purchasers must maintain insurance on the home, ensure taxes are paid, maintain the home according to property standards.
5. Terms regarding the administration of the Kiwanis Down Payment Assistance Pilot Program may be amended with the consent of the General Manager of the Healthy and Safe Communities Department or his designate to address unanticipated or extenuating circumstances.

H. Additional Provisions will address matters including, but not limited to:

1. Events of mortgage default
2. Mortgage postponement and discharge provisions
3. Confidentiality and MFIPPA
4. Documentation requirements
5. Monitoring requirements
6. Other terms and conditions as determined by the General Manager of the Healthy and Safe Communities Department or his designate and the City Solicitor.

Bay Cannon

Overview

CityHousing Hamilton's (CHH) is pursuing the development of the Bay-Cannon site for two phases of innovative downtown Hamilton infill, delivering deeply affordable, near-net zero, community-focused housing for families and singles/couples.

The development will be a 55 unit building of 35 1-bed and 20 3-bed units, which was informed by the findings of a market assessment along with a feasibility study. The first phase of Bay-Cannon is proposed to accommodate the transfer of 45 RGI units from the Jamesville site which is undergoing redevelopment, as well as include 10 additional moderately affordable market units, with the second phase unit allocation yet to be determined.

Background

106-104 Bay Street North (Bay-Cannon) was made available by the City of Hamilton through their Affordable Housing Land Disposition Strategy and was identified in Report 17021(b) for the relocation of 45 RGI units from Jamesville, as it is in proximity to Jamesville and ideally suited for a development that both incorporates this amount of RGI units as well as additional moderately affordable units.


The Jamesville redevelopment, as detailed in Report #17007(a) on September 25, 2018, summarizes the research and rationale for relocation of 45 RGI units. A Feasibility Study with Options Studies were underway from February 6, 2018. They provide physical and financial modelling that has informed the recommendations presented in this Report.

Through Report #18004, CHH's board approved the transfer of the 45 units from Jamesville as well as the creation of approximately 10 moderately affordable market rentals at 100% MMR. Outlining the design plan for this development.

With the original project costing completed in 2017, CHH prepared a review of the financial costs of their 5 new developments projects, which included a market survey of current affordable housing developments, professional quantity surveyor costing of schematic designs, internal and industry analysis based on the current construction market in Report 17021(c).

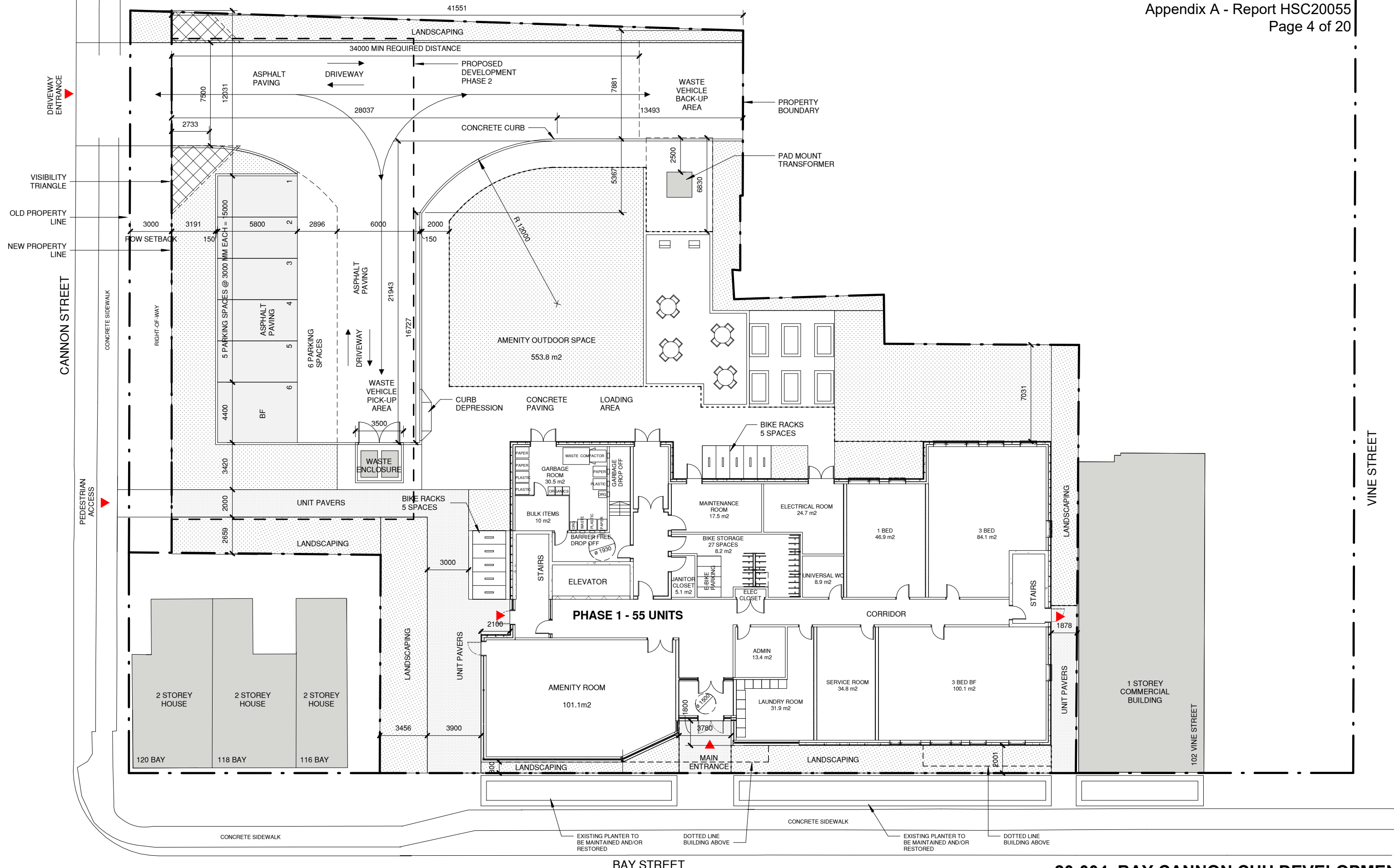
Major increases in construction costs have resulted in market escalation that substantially deviated from the norm, driving project cost increases. To further account for the volatility in the market, the variability inherent in a costing exercise, and future potential escalations, additional contingency and escalation were included which have resulted in an estimated project cost of \$25,097,200. CHH staff recommended and the Board has approved they proceed with Bay-Cannon Phase 1.

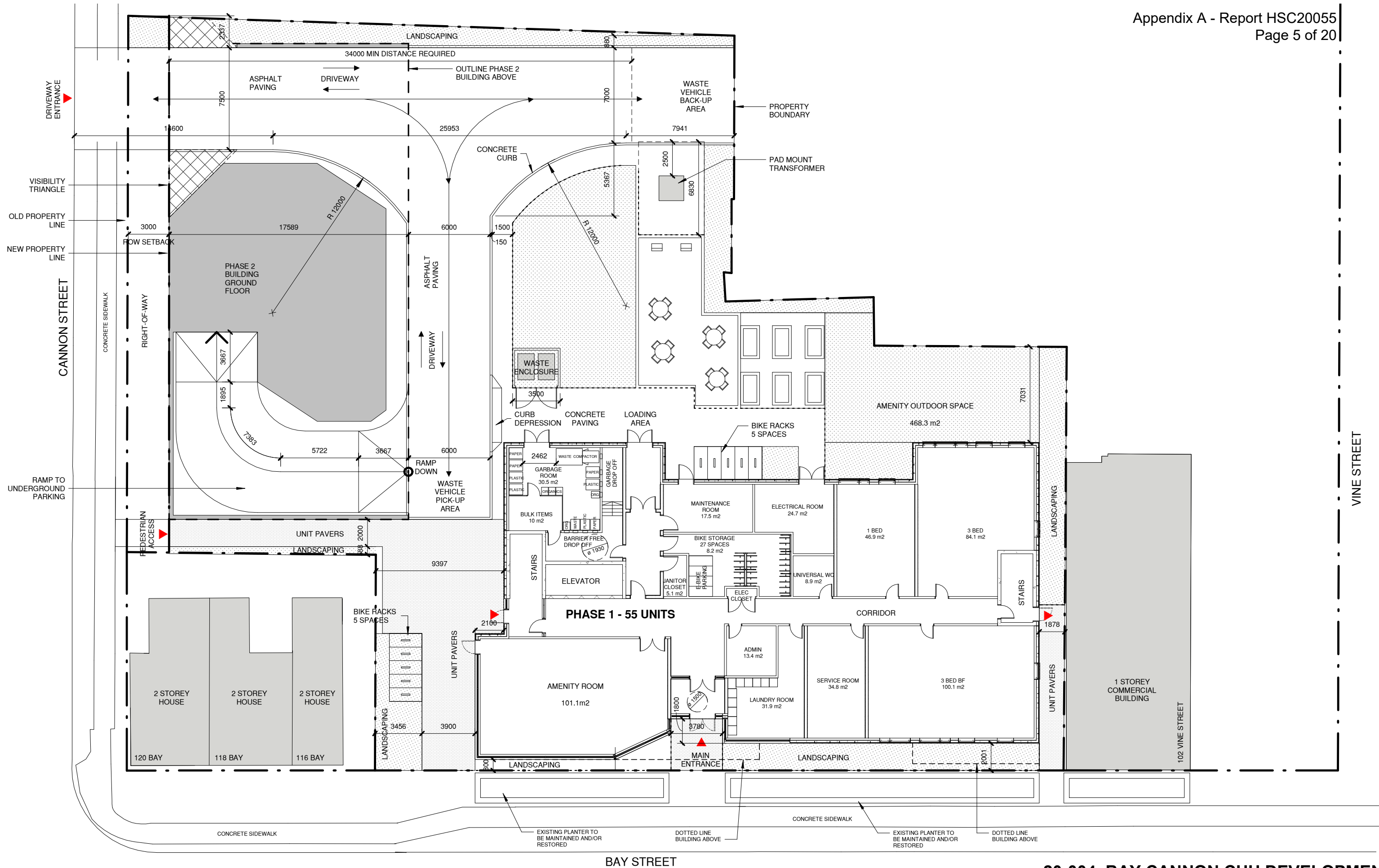
Development Summary

Unit Configuration	55 Units (35-1bd, 20-3bd)
RGI Units	45 RGI units transfer from Jamesville
Project Cost	\$25,097,200
Previous Related Reports 	17007, 17021, 17021(b), 17021(c), 18004

Proforma - Project Costs Based on QS and Budget with Escalation

	Bay-Cannon
Project Cost	25,097,200
Per Unit Cost	456,313
Identified Sources of Funds:	
Poverty Reduction Funds	3,500,000
Development Charges	515,388
Block Funding	2,669,700
Transfer from Jamesville	2,100,000
Sold Unit Funds	
Total Funding	8,785,088
Debt:	
Debt required	16,312,112
Maximum Serviceable Debt	6,200,000
Shortfall	- - 10,112,112.
Approved Debt Per Report 17021(b) Appendix A	8,533,000
Max Serviceable Debt (S) Requested Report 17021(c)	0
Potential Funding – Plan A	
Expected CMHC funding (20%)	5,019,440
Jamesville Development Funds	5,092,672
	-





Queenston

Overview

CityHousing Hamilton’s (CHH) is pursuing the development of 55 Queenston, which is envisioned as a two-phase project which will contribute to neighbourhood renewal through an integrated mixed-income and mixed-use development.

The first phase of the development will be a 40 unit mid-rise residential apartment complex with 25 1-bed and 15- 3 beds. To ensure low operating and asset renewal costs, along with enhanced tenant comfort, the building will exceed energy standards set out by the building code and include comprehensive accessibility measures built in from the start.

Background

CHH is revitalizing their current portfolio through the sale of single and semi-detached units and reinvesting into better quality and more financially sustainable housing. In July 2017, CHH was approached about the opportunity for purchasing the former City Motor Hotel site at 55 Queenston Rd as an affordable housing development.

With the site’s ideal location for CHH to rebuild sold units due to its excellent transit connectivity, its continuation of social housing in the East End, as well as the fair market value of the land, CHH requested authorization to enter into negotiations with the City of Hamilton to purchase the property in Report 17022. In December 2017, a motion went to GIC regarding the sale of the property.

The project costs were estimated in 2017 as part of Report 17021(b) and reviewed in 2020 as part of CHH development reset study in Report 17021(c). Due to the major increases in construction as well as the volatility in the market due to COVID 19, additional contingency and escalation were included which have resulted in an estimated project cost of \$21,613,546. With this increase in project costs, CHH recommended that they proceed with Bay-Cannon Phase 1 due to their viability and ability to accommodate a second phase on site.

Development Summary

Unit Configuration	40 Units (25 1bd, 15-3bd)
RGI Units	40 Units from Sold Unit
Project Cost	\$21,613,546
Previous Related Reports	17021, 17021(b), 17021(c), 17022, 17040

Proforma - Project Costs Based on QS and Budget with Escalation

	Queenston
Project Cost	21,613,546
Per Unit Cost	540,339
Identified Sources of Funds:	
Poverty Reduction Funds	-
Development Charges	-
Block Funding	-
Transfer from Jamesville	-
Sold Unit Funds	13,090,837
Total Funding	13,090,837
Debt:	
Debt required	8,522,709
Maximum Serviceable Debt	4,200,000
Shortfall	- 4,322,709
Approved Debt Per Report 17021(b) Appendix A	-
Max Serviceable Debt (S) Requested Report 17021(c)	4,200,000
Potential Funding – Plan A	
Expected CMHC funding (20%)	4,322,709
Expected CMHC funding- Jamesville	-



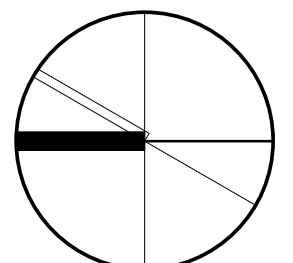
INVIZIJ

Architects Inc.

185 YOUNG STREET,
HAMILTON, ON L8B 1V9
T: 905 525 9000 | invizij.ca

--

REV.	DESCRIPTION	DATE



PROJECT NORTH
TRUE NORTH

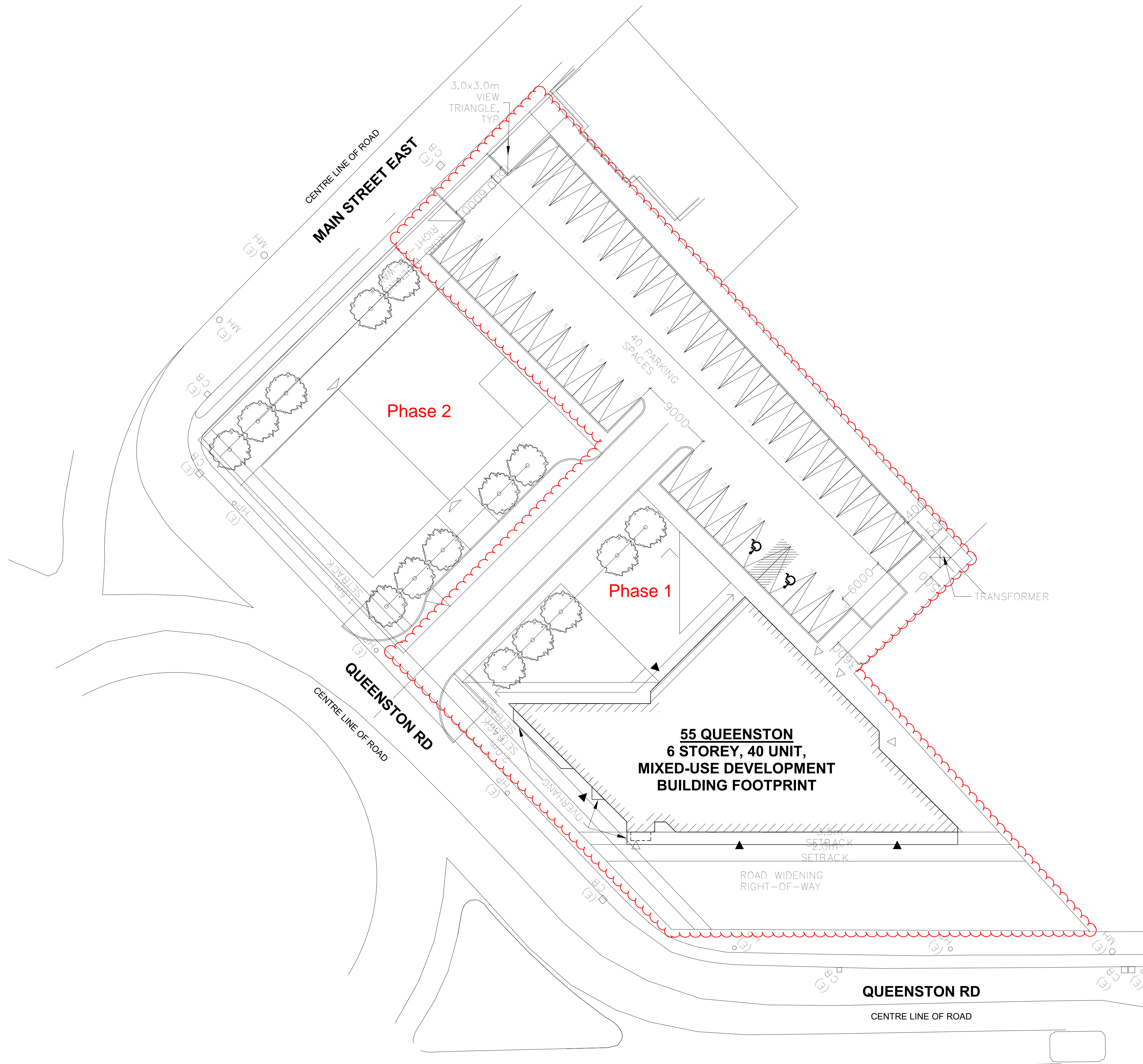
DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVIZIJ ARCHITECTS INC.

PROJECT NAME:	55 QUEENSTON REDEVELOPMENT
PROJECT ADDRESS:	55 QUEENSTON ROAD, HAMILTON, ON, L8K 1E8
PROJECT NO.:	19040
DRAWING TITLE:	SITE PLAN
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	10/29/20
SCALE:	1 : 250
DRAWING NO.:	A1.0

PLOTTED: 03/11/2020 1:38:58 PM



Term Sheet for Community Housing Operating Agreement

55 Queenston Rd.

Landlord: CityHousing Hamilton ("CHH")

Operating Agreement ("OA") Terms and Conditions

1. Funds are used for costs related to the remediation of the site, planning, and construction of the above-mentioned affordable housing project.
2. The agreement commences the date it is signed.
3. The General Manager of Healthy and Safe Communities must be informed of changes to construction timelines.
4. Permission shall be required from the City of Hamilton, as Service Manager, to encumber this property.
5. Permission shall be required from the City of Hamilton, as Service Manager, to sell or otherwise dispose of this property.
6. The agreement shall have a duration of 40 years.
7. A minimum of 40 rent-geared-to-income (RGI) units will be provided in this building.
8. Tenants receiving RGI subsidy shall be entitled to the same access and use of all building amenities.
9. Households moving into rent-geared-to-income units will be selected from the centralized waiting list (Access to Housing) maintained by the City of Hamilton.
10. CHH shall be responsible for calculating and collecting rent.
11. CHH will provide reports to the City in a manner outlined by the City regarding compliance with RGI targets in a form and content satisfactory to the GM in his sole discretion.
12. Assignment of the OA will not be permitted unless the GM, in his sole discretion, consents and only in the following circumstances: (a) the property is sold to another provider of "non-profit housing" who enters into an assignment agreement with the City and Indwell agreeing to be subject to all of the terms and conditions of the RSA for the remainder of the term of those agreements and such other terms and conditions as the GM and City Solicitor in their sole discretion deem appropriate.

13. Maximum rents shall be no more than 100% Median Market Rent for the CMHC Zone in which the building is located.
14. Units subject to this agreement may increase rents annually within a tenancy by the Provincial Guideline amount as specified annually by the Ontario Ministry of Municipal Affairs and Housing. Higher increases, if allowed by Ontario law, may be permitted at the sole discretion of the GM following submission of a business case justifying the increase.
15. Such additional terms and conditions as determined by the General Manager of Healthy and Safe Communities and required by the City Solicitor in their sole discretion.

Term Sheet for Community Housing Operating Agreement

106-105 Bay St. N.

Landlord: CityHousing Hamilton ("CHH")

Operating Agreement ("OA") Terms and Conditions

1. Funds are used for costs related to the remediation of the site, planning, and construction of the above-mentioned affordable housing project.
2. The agreement commences the date it is signed.
3. The General Manager of Healthy and Safe Communities must be informed of changes to construction and occupancy timelines.
4. Permission shall be required from the City of Hamilton, as Service Manager, to encumber this property.
5. Permission shall be required from the City of Hamilton, as Service Manager, to sell or otherwise dispose of this property.
6. The agreement shall have a duration of 40 years.
7. A minimum of 45 rent-geared-to-income (RGI) units will be provided in this building.
8. Tenants receiving RGI subsidy shall be entitled to the same access and use of all building amenities.
9. Households moving into rent-geared-to-income units will be selected from the centralized waiting list (Access to Housing) maintained by the City of Hamilton.
10. CHH shall be responsible for calculating and collecting rent.
11. CHH will provide reports to the City in a manner outlined by the City regarding compliance with RGI targets in a form and content satisfactory to the GM in his sole discretion.
12. Assignment of the OA will not be permitted unless the GM, in his sole discretion, consents and only in the following circumstances: (a) the property is sold to another provider of "non-profit housing" who enters into an assignment agreement with the City and Indwell agreeing to be subject to all of the terms and conditions of the RSA for the remainder of the term of those agreements and such other terms and conditions as the GM and City Solicitor in their sole discretion deem appropriate.

13. Maximum rents shall be no more than 100% Median Market Rent for the CMHC Zone in which the building is located.
14. Units subject to this agreement may increase rents annually within a tenancy by the Provincial Guideline amount as specified annually by the Ontario Ministry of Municipal Affairs and Housing. Higher increases, if allowed by Ontario law, may be permitted at the sole discretion of the GM following submission of a business case justifying the increase.
15. Such additional terms and conditions as determined by the General Manager of Healthy and Safe Communities and required by the City Solicitor in their sole discretion.