



EMERGENCY & COMMUNITY SERVICES COMMITTEE REPORT 21-006

1:30 p.m.

Thursday, June 3, 2021

Council Chambers

Hamilton City Hall

71 Main Street West

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

Also Present: Councillor C. Collins

Regrets: Councillor T. Whitehead – Leave of Absence

THE EMERGENCY & COMMUNITY SERVICES COMMITTEE PRESENTS REPORT 21-006 AND RESPECTFULLY RECOMMENDS:

1. Adaptation and Transformation Update 3 (HSC20020(c)) (Item 8.1)

- (a) That Council approve the authority of the General Manager of the Healthy and Safe Communities Department or his designate to continue to enter into contracts necessary to secure access and purchase of service for continued enhancement of supports for Hamilton's homeless-serving system during COVID-19 including:
- (i) Continued operation of 378 Main Street East (the former Cathedral Boys School) as a temporary shelter for men at an approximate cost of \$1.5 M for the period of July 1, 2021 to no later than December 31, 2021;
 - (ii) The rental of hotel rooms for expanded temporary housing, staffing and additional supports, cleaning, food and associated services in the approximate amount of \$7.1 M for the period of July 1, 2021 to December 31, 2021 and in the approximate amount of \$3.6 M from January 1, 2022 to no later than March 31, 2022 from vendors and providers satisfactory to the General Manager of the Healthy and Safe Communities Department or his designate;

- (iii) Continuation of COVID-19 related supports for the homeless-serving system, including but not limited to security services, enhanced cleaning, food and associated services in the approximate amount of \$2 M for the period of July 1, 2021 to December 31, 2021 and in the approximate amount of \$1 M from January 1, 2022 to no later than March 31, 2022 from vendors and providers satisfactory to the General Manager of the Healthy and Safe Communities Department or his designate;
 - (iv) Continuation of operation of COVID-19 isolation services for people experiencing homelessness in the approximate amount of \$1.1 M for the period of July 1, 2021 to December 31, 2021 and in the approximate amount of \$540 K from January 1, 2022 to no later than March 31, 2022;
 - (v) Continuation of enhanced drop-in services including but not limited to The Living Rock Ministries, Mission Services of Hamilton Inc., Wesley Urban Ministries Inc. and The Hamilton Young Women's Christian Association (YWCA) in the approximate amount of \$1.5 M for the period of July 1, 2021 to December 31, 2021 and in the approximate amount of \$740 K from January 1, 2022 to no later than March 31, 2022;
- (b) That an evidence-based transition plan for Hamilton's emergency shelter system through post-COVID recovery be approved, with full costing and implementation details to be brought forward for review and approval by Committee and Council at a future date. The transition plan includes the following items for approval:
- (i) Temporarily increase the women's emergency shelter system capacity by up to 70 beds over and above the two existing women's emergency shelters (26 beds at current reduced capacity), by:
 - 1. Opening Emma's Place for up to two years (15 beds) at an approximate cost of \$1.45 M allocated as follows; one-time renovation cost of approximately \$400 K, and operating cost of \$310 K for a total of \$710 K in 2021 and operating cost of \$744 K in 2022; and,
 - 2. Continue to temporarily extend hotel and case management operations for up to 55 beds up to March 31, 2022, funded as per recommendation (a)(ii), while completing a further needs assessment for alternative solutions for ongoing support;
 - (ii) Further investigate transitional adaptations to the emergency shelter system through COVID-19 recovery, including: temporarily increasing the men's emergency shelter system capacity for up to two years through hotels while conducting a Request for Proposals

(RFP) process to identify alternative solutions for ongoing support; investigate increasing the family emergency shelter system capacity; and completing a further needs assessment for ongoing support for couples in the emergency shelter system.

- (c) That all such purchases and grants outlined in Recommendations (a) and (b) pertaining to Budget Year ending December 31, 2021 be funded from any available source jointly deemed appropriate by the General Manager of the Healthy and Safe Communities Department and the General Manager of the Finance and Corporate Services Department including, but not limited to, one or more of the following sources: Reaching Home, Community Homelessness Prevention Initiative, any available provincial or federal funding, or in year program and/or department/corporate surplus;
- (d) That all such purchases and grants outlined in Recommendations (a) and (b) pertaining to Budget Year ending December 31, 2022 be included in the 2022 Operating Budget for Council deliberation through the 2022 Budget process;
- (e) One-time investment of \$2 M for housing allowances for clients of City funded Intensive Case Management (ICM) programs as well as additional staffing support to assist in the administration of the new allowances that will serve up to 93 individuals or households over 4 years;
 - (i) That one additional temporary staff be included in the Housing Services Division complement at an approximate annual cost of \$70 K to support the administration services required to deliver the program as outlined in Recommendation (e) and within the funding as stipulated in Recommendation (e);
 - (ii) That Recommendation (e) and (e) (i) be funded annually over the 4 years, from the Housing Supplement/Housing Allowance Reserve, #112252, and if necessary, from in-year surpluses of the division and or department;
 - (iii) That any in-year Housing Services Division surplus not required to fund Recommendations (a), (b) and (e) be transferred into the Housing Supplement/Housing Allowance Reserve, #112252 to a maximum of \$2.28 M.
- (f) That the General Manager of the Healthy and Safe Communities Department or his designate be directed and authorized, on behalf of the City of Hamilton, to enter into, execute and administer all agreements and documents necessary to implement the purchases and grants outlined above on terms and conditions satisfactory to the General Manager of the Healthy and Safe Communities Department or his designate and in a form satisfactory to the City Solicitor.

2. Service Manager Consent for CityHousing Hamilton to Sell Jamesville Property (HSC21011) (Ward 2) (Item 10.1)

- (a) That Service Manager consent be provided for CityHousing Hamilton to sell the site bounded by James St. N., Ferrie St. W., MacNab St. N. and Strachan St. W for the purpose of redevelopment resulting in 46 units of community housing on the site;
- (b) That the General Manager of the Healthy and Safe Communities Department or designate, be authorized and directed to enter into, execute and administer an operating agreement with CityHousing Hamilton for their affordable housing project at 450 James St. N. to reflect the rent subsidy in accordance with the terms and conditions contained in the Term Sheet (attached as Appendix "A" to Emergency and Community Services Committee Report 21-006), in a form satisfactory to the City Solicitor; and,
- (c) That the rent subsidy funding provided to the new Jamesville building starting in 2023 be increased annually by the allowable rent increase guideline set by the Ministry of Municipal Affairs and Housing.

3. Emergency Shelter Services Team Staffing (HSC21017) (City Wide) (Item 14.1)

- (a) That the direction within Report HSC21017, Emergency Shelter Services Team Staffing, be approved; and,
- (b) That Report HSC21017, respecting Emergency Shelter Services Team Staffing, remain confidential.

4. Status Change of the Housing Programs Officer Position (HSC21019) (City Wide) (Item 14.2)

- (a) That the directions within Report HSC21019, Status Change of the Housing Programs Officer Position, be approved; and,
- (b) That Report HSC21019, respecting the Status Change of the Housing Programs Officer Position remain confidential.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

That the agenda for the June 3, 2021 Emergency and Community Services Committee meeting be approved, as presented.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

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

(i) May 6, 2021 (Item 4.1)

That the Minutes of the May 6, 2021 meeting of the Emergency and Community Services Committee be approved, as presented.

(d) CONSENT ITEMS (Item 7)

(i) Hamilton Veteran Committee Minutes (Item 7.1)

That the following Hamilton Veterans Committee Minutes, be received:

1. March 23, 2021 – No Quorum Report (Item 7.1 (a))

(e) STAFF PRESENTATIONS (Item 8)

**(i) Adaptation and Transformation Update 3 (HSC20020(c)) (City Wide)
(Item 8.1)**

That the presentation from Edward John, Director, Housing Services, respecting Adaptation and Transformation update 3, be received.

For disposition of this matter, please refer to Item 1.

(f) PRIVATE AND CONFIDENTIAL (Item 14)

The Emergency and Community Services Committee determined that it was not necessary to move into Closed Session respecting Items 14.1 and 14.2.

For disposition of these matters, please refer to Item 3 and 4, respectively.

(g) ADJOURNMENT (Item 15)

That there being no further business, the Emergency and Community Services Committee be adjourned at 2:34 p.m.

Respectfully submitted,

Councillor N. Nann
Chair, Emergency and Community Services
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk

Term Sheet for Community Housing Operating Agreement
450 James St. N

Landlord: CityHousing Hamilton ("CHH")

Operating Agreement (“OA”) Terms and Conditions

1. The agreement commences the date it is signed.
2. Permission shall be required from the City of Hamilton, as Service Manager, to encumber this property.
3. Permission shall be required from the City of Hamilton, as Service Manager, to sell or otherwise dispose of this property.
4. The agreement shall have a duration of 40 years.
5. A minimum of 46 rent-geared-to-income (RGI) units will be provided in this building.
6. 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.
7. CHH shall be responsible for calculating and collecting rent.
8. 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 or designate, in his sole discretion.
9. Assignment of the OA will not be permitted unless the GM or designate, 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 City Housing Hamilton 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 or designate and City Solicitor in their sole discretion deem appropriate.
10. Maximum rents shall be no more than 110% Median Market Rent for the CMHC Zone in which the building is located.
11. 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 or designate following submission of a business case justifying the increase.

12. Such additional terms and conditions as determined by the General Manager of Healthy and Safe Communities or designate and required by the City Solicitor in their sole discretion.