

## **Rapid Housing Initiative**

RHI is a Federal Government initiative that provides funding to expedite the delivery of affordable housing units to vulnerable people and populations targeted under the National Housing Strategy (NHS), especially those affected by COVID-19.

### **RHI Round I (October 27, 2020)**

- The City of Hamilton received an allocation of \$10 M under the Rapid Housing Initiative Major Cities Stream to support projects selected by the City to create a minimum of 38 units
- RHI Round I funding was brought to the attention of Council on November 4, 2020 through report HSC20056. While the minimum of 38 units were to be built through cities stream of RHI Round I, City is expecting to achieve a minimum of 46 units with occupancy expected in December 2021

### **RHI Round II (June 30, 2021)**

- City received an allocation of \$13 RHI Round II funding under Cities Stream for the construction of a minimum of 49 units. This allocation was brought to the attention of Council under Report HSC20056(a) on August 13, 2021
- While the minimum of 49 units are expected through Cities stream of RHI Round II, HSD has leveraged funding and expects to achieve up to 73 units with occupancy expected to start after December 2022
- Through consultations with CMHC, Staff also submitted two projects on behalf of proponents under Round II Project Stream to increase their rating approval by CMHC. Projects submitted by municipalities carry less risk to CMHC as municipalities provide the safety cover for associated risk.
- By submitting the above two projects, City has an opportunity of receiving an additional \$10 M allocation for the construction of a minimum of 12 units upon (# excludes CHH's 24).

### **RHI Key Considerations**

- RHI priority population - RHI must serve and be affordable to populations who are in severe housing need or experiencing or at high risk of homelessness. Staff are confident that these requirements can be met by requiring that tenants be pulled from the By Name List (BNL) and ATH Waitlist. Staff have recommended that housing subsidies be provided to enable affordability for City residents.
- Project completion timelines - the requirement to complete the projects within 12-months compared to a typical development process that can take up to 5-years

from conception to occupancy is a notable challenge. This short period deadline is meant to put focus on adaption and re-use or converting non-residential and unhabitable residential space to new affordable housing units. As such, Staff prioritized projects based on their ability to meet the required timeframes and opted not to make a call for applications.

- Projects that required a rezoning, complex site plan approval or record of site condition were not considered. However, projects that required minor variance and/or minor site plan approval were put into context.

**Outcomes:**

- RHI funding alone will bring up \$33 M to the City (\$10 M RHI-I, \$13 M RHI-II Cities Stream and \$10 M RHI-II project Stream) and a potential to realise 155 new units compared to a minimum of 131 required through this funding.
- The potential of 155 new units halves the 350 targeted by the required Housing and Homelessness Action Plan
- Up to \$1.2 M will be required in a number of contributions by the City during the construction period. This amount is estimated and will be confirmed at project completion and does not include the amounts to fund rent subsidies.