



INFORMATION REPORT

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	February 3, 2022
SUBJECT/REPORT NO:	Poverty Reduction Investment Plan Update (CES16043(e)) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Al Fletcher (905) 546-2424 Ext. 4711 Bruce McLean (905) 546-2424 Ext. 7242
SUBMITTED BY:	Edward John Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

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 Investment Plan which were approved by Council on September 27, 2017:

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

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 November 25, 2020, Council was informed of the investments made from the Poverty Reduction Investment Plan prior to and during 2019 (Report CES16043(d)). This report provides an update on investments made prior to and during 2020 and 2021.

Investment Update: Indigenous Led Poverty Reduction Program

Indigenous Component of the Poverty Reduction Investment Plan – Project ID 6731841610

As of December 2021, a total of \$4 M has been spent of the \$10 M allocated over 10 years for the Indigenous Led Poverty Reduction program.

As reported by the Coalition of Hamilton Indigenous Leadership, in 2021 \$1 M was spent as follows:

- \$436,000 for Indigenous social housing and infrastructure repairs and/or enhancements targeting a minimum of 152 housing units and 2 community spaces; and,
- \$564,000 for a range of programs to support housing stability and assistance. This includes:
 - Tenant advocacy and supports (1,006 households assisted);
 - Indigenous housing stability assistance (126 households assisted);
 - Youth employment and stability (282 youth assisted);
 - Housing & Homelessness Supports & Services (152 individuals and families assisted);
 - COVID-19 Vaccination Distribution (441 vaccines administered);
 - Indigenous Mobile Street Outreach (8,988 total interactions, with 1,630 directly with Indigenous clients);
 - Administrative management of funds and coordination of programs and strategies.

As reported by the Coalition of Hamilton Indigenous Leadership, in 2020 \$1 M was spent as follows:

- \$377,365 for Indigenous social housing repairs and/or enhancements for 170 units at an average cost per unit of \$2,220; and,
- \$622,635 for a range of programs to support housing stability and assistance. This includes:
 - Tenant advocacy and supports (626 households assisted);
 - Indigenous housing stability assistance (96 households assisted);
 - Youth employment and stability (187 youth assisted);

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- Culturally relevant family development (2,224 households assisted);
- Enhanced financial empowerment program (157 households assisted);
- Identification clinics (3 people assisted); and,
- Administrative management of funds and coordination of programs and strategies.

Investment Update: New Construction

New Affordable Rental Housing Construction Projects – Project ID 6731741609

The \$20 M 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 on projects identified since 2017 the Housing Services Division allocation has been committed as listed and identified in Table 1.

Table 1

Housing Services Division \$10 M Allocation*			
#	Funding Recipient	Type of Investment	Amount
1	Hamilton Young Christian Women's Association (YWCA), Putman Family YWCA, 52 Ottawa St. N.	Fee Offsets	\$512,576
2	Indwell, McQuesten Lofts Parkdale Landing Project Building 2, 205 Melvin Ave.	Capital Fee Offsets	\$2,411,970 \$829,260
3	Victoria Park Community Homes Inc. / East Kiwanis Non-Profit Homes Inc., 60 Caledon Ave., Mountain Secondary School Site	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
6	Options for Independent Living and Development, 137 George Street	Development Costs	\$483,303
7	Options for Independent Living and Development, 137 George Street	Construction Costs	\$360,000
8	Contingency funds for multiple affordable housing development projects	Construction Costs	\$205,000
9	191 York Boulevard	Predevelopment Work	\$250,000
10	Contracts Analyst – Indigenous 1 FTE (2018-2021)	Staffing Costs	\$305,136

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11	Contracts Analyst - Indigenous 1 FTE (projected to 2022-2027)	Staffing Costs	\$653,080
12	Contracts Analyst – Materials Recovery (projected to 2018-2027)	Staffing Costs	\$25,503
Total Allocated/Spent			\$9,310,587
Total Remaining			\$ 689,413
*These are life to date funds spent or forecasted to be spent as at December 31, 2021			

Savings were realized in lines 1, 2, and 11 resulting in an unspent allocation of \$689,413. The Housing Services Division will allocate the remaining funding available for rental housing construction to top priority projects. These will be identified and reported to Council for final approval.
Status update of the significant projects identified in Table 1.

1. Hamilton YWCA, 52 Ottawa Street North

- 50 self-contained affordable units for single women and women with children who are experiencing homelessness, and women with a developmental disability.
- A range of community services will be provided on site.

Update: The project is now occupied.

2. Indwell, McQuesten Lofts, 205 Melvin Avenue

- 50 self-contained affordable units for singles with a history of unstable housing, most of whom have a disability.
- 10 units are prioritized for Indigenous persons experiencing homelessness through partnerships with the Hamilton Regional Indian Centre (HRIC) Housing and Homelessness Supports as well as De dwa da dehs nye s Aboriginal Health Centre/Homeward Bound.

Update: The project is now occupied.

3. Former Mountain Secondary School Site Project, 60 Caledon Avenue

- The purchase of seven acres at 60 Caledon Ave. from Hamilton-Wentworth District School Board and sale for new market-rate rental and affordable housing development.

Update: The sale of the property to Victoria Park Community Homes Inc. and Hamilton East Kiwanis Non-Profit Homes Inc. two social housing providers is complete.

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

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.

6. and 7. Options for Independent Living and Development (OFILD), 137 George Street

- 6 self-contained affordable units for people who have a disability.

Update: The project is scheduled to be completed in summer 2022.

8. Contingency Funds – Multiple Sites

A contingency to be allocated using the funds remaining in the Poverty Reduction Fund Housing Services Division (Project ID 6731741609) allocation to be used at the sole discretion of the General Manager of the Healthy and Safe Communities Department to address unanticipated issues that arise in affordable housing development projects (Report HSC20056(a)).

Update: The fund was used to finance item 7. OFILD noted above and there is a remaining balance of \$205,000.

CityHousing Hamilton has received approval to fully allocate their \$10 M portion for two construction projects as shown in the following table.

Table 2

CityHousing Hamilton Allocation of \$10 M		
Funding Recipient	Type of Investment	Amount
Bay & Cannon Street Project	Capital	\$3,500,000
Riverdale Project	Capital	\$6,500,000
Total Allocated/Spent		\$10,000,000
Total Remaining		0

Status update of the projects in Table 2.

Bay & Cannon Street Project:

This 55-unit mid-rise building will provide both affordable market and rent geared to income (RGI) 1 and 3 bedroom units to the community. The construction management contract was awarded, and site plan application submitted in 2021. Construction is expected to be completed by 2024.

Riverdale Project:

The Riverdale project will introduce 44 affordable units, with 20% designed to be accessible. This project is in the early stages of development as conversations are underway regarding land use for parking. The expected completion date is yet to be finalized.

Investment Update: Social Housing Repairs

Social Housing Repair and Renovation – Project ID 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

In 2020, \$1 M was allocated as follows:

- Repairs and renovations for 196 units at an average cost of \$4,282 per unit, total commitment of \$839,301. The following was achieved:
 - Six units that were vacant for over three months due to damage were repaired and occupied; and,
 - 190 units in multiple buildings were repaired, increasing energy and operating cost efficiencies. Work completed included elevator repairs, exterior balcony restorations, roof replacements, and furnace replacements.
- The balance of the funding \$160,699 was used to pay for project and contract management support for all capital repair programs for social housing.

In 2021, \$1 M was allocated as follows:

- Repairs and renovations for 327 units at an average cost of \$2,738 per unit, total commitment of \$895,498 The following was achieved:
 - Three units that were vacant for over three months due to damage were repaired and occupied; and,

- 324 units in multiple buildings were repaired, increasing energy and operating cost efficiencies. Work completed included exterior masonry and concrete step repairs, roof replacements, replacement of windows and doors, and an air makeup unit replacement.
- The balance of the funding \$104,502 was used to pay for project and contract management support for all capital repair programs for social housing.

2. CityHousing Hamilton

In 2020, \$853,751 was allocated as follows:

- Maintenance and repairs to 99 units at an average cost of \$8,623 per unit.

In 2021, \$1,146,247 was allocated as follows:

- Maintenance and repairs to 129 units at an average cost of \$8,885 per unit.

APPENDICES AND SCHEDULES ATTACHED

None