



Hamilton

HOUSING AND HOMELESSNESS ADVISORY COMMITTEE

Minutes

6 p.m.

Tuesday Jan 4, 2021

Virtual WebEx

Hamilton City Hall

71 Main Street West

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- Present:** Violetta Nikolskaya, Morgan Stanek, Lance Dingman, Julia Verbitsky, Michael Power, Tom Mobley, Rhonda Mayer, Shaun Jamieson, Mary-Ellen Crechiola, Eileen Campbell, Sandy Leyland
- Absent with Regrets:** Michael Slusarenko, Councillors N. Nann, M. Wilson, Tony Manganiello, Leisha Dawson

Absent:

FOR THE INFORMATION OF COMMITTEE:

1. Ceremonial Activities

There were no ceremonial activities

2. Approval of Agenda

(Leyland/ Nikolskaya)

That the Agenda of the January 4th, 2021 meeting of the Housing and Homelessness Advisory Committee be approved, as presented

CARRIED

3. Declaration of Interest

There were no declarations of Interest

4. Approval of Previous Minutes

(Nikolskaya / Campbell)

That the Minutes of the November 2nd, 2021 meeting of the Housing and Homelessness Advisory Committee be approved as presented

CARRIED

5. Communications

None

6. Staff Presentations (Item 9)

Jamesville and affordable development (Item 9.1)

- 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
- 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).
- A brief history of Jamesville was provided,
 - Request for Proposal was initiated by the City of Hamilton & CityHousing Hamilton in June of 2019 to redevelop the 5.4 acre site situated in the North End of the Jamesville Neighbourhood
 - The goal is to redevelop the lands into a mixed tenure community which provides a range of housing options to cater to various incomes/households at different stages of the life cycle

- Financial Outcomes
 - CHH sought to leverage the equity in Land Value to support new units
 - Land Sale / Building Procurement
- Jamesville Redevelopment – Master Concept Site Plan
 - Site Area: 5.4 Acres
 - Stacked Towns: 287 Units (14 Blocks)
 - Affordable Rental CHH: 7-storeys, 46 Units
 - Affordable Rental Indwell: 7-storeys, Up to 120 Units
 - Underground Parking: 1-Level, 265 Spaces
 - Surface Parking: At Grade, 84 Spaces
- Benefits of Redevelopment
 - Completion of environmental remediation and registration of a Record of Site Condition (RSC) as per the MOECC
 - Increased supply of affordable housing units through CHH and Indwell - 91 existing rental units will be replaced
 - The 46 unit CHH building will consist of 1, 3 and 4 bedroom units
 - High performance buildings designed and constructed to meet Passive House Standards, which will reduce utility costs and greenhouse gas impacts
 - Stacked townhouse design which will create market affordable units and family style units consisting of 2 & 3 bedrooms
 - Promotes socio-economic diversity and inclusiveness - Broader mixed-income community with both affordable (rent-geared-to-income/RGI) and market rent units
 - Fosters integration and connectivity to the surrounding neighbourhood
 - Creation of Public Open/Green Space that builds on the gateway to the North End

**Presentation accepted as presented
(Nikolskaya/Power)**

7. Discussion Items (Item 10)

8. Motions (Item 11)

9. General Information / Other Business (Item 13)

Discussion of striking a working group, different topics included discussion of general issues like people experiencing homelessness who have pets. Further discussion offline was recommended.

Discussion and direction to invite Grenfell Ministries to present to the committee at the Feb meeting.

Chair of HHAC to present at the Emergency and Community Services meeting on Thursday January 13th

Questions raised about the Salvation Army hotline number to call when someone is seen sleeping outside in the cold is not as responsive as pre-COVID.

Concerned shared regarding experience / other's experiences regarding outreach. Other members shared some information that outreach capacity is hindered by COVID with the variants.

The group discussed opening community centres that are open as warming centres and supports available. Idea was raised about former Sir John A MacDonald school as a possible location to provide temporary housing to people who are homeless

The Committee is interested in exploring the rules of the school board to deal with surplus properties. Asking could the City and schoolboards prioritize vacant lands? Topic for a presentation at March meeting.

10. ADJOURNMENT (Item 15)

(Leyland /Campbell)

That, there being no further business, the Housing and Homelessness Advisory Committee adjourn at 7:30pm

CARRIED

Next meeting, February 1st, 2021

WebEx

Respectfully submitted,
Julia Verbitsky
Chair, Housing and
Homelessness Advisory
Committee

James O'Brien
Senior Project Manager
Housing Services Division