



EMERGENCY & COMMUNITY SERVICES COMMITTEE REPORT 22-003

1:30 p.m.

Thursday, February 17, 2022

Council Chambers

Hamilton City Hall

71 Main Street West

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

Regrets: Councillor T. Whitehead – Personal

Also Present: Councillors J. Farr and M. Wilson

THE EMERGENCY & COMMUNITY SERVICES COMMITTEE PRESENTS REPORT 22-003 AND RESPECTFULLY RECOMMENDS:

- 1. Procurement of Pharmacy Services (HSC22004) (Wards 7 and 13) (Item 7.1)**
 - (a) That Council approve the single source procurement with CareRx Holdings Inc. pursuant to Procurement Policy #11 – Non-competitive Procurements, and extend the current contract for the supply of pharmaceutical services at Macassa and Wentworth Lodges until June 30, 2023 or until a new contract is awarded (whichever is earlier); and
 - (b) That the General Manager, Healthy and Safe Communities Department be authorized to negotiate and execute the amendment to the Contract and any ancillary documents required to give effect thereto, in a form satisfactory to the City Solicitor.

- 2. Proposal by Hamilton Alliance for Tiny Shelters (HSC22015) (City Wide) (Added Item 8.1)**
 - (a) That staff be directed to share the information contained in Report HSC22015 with the Hamilton Alliance for Tiny Shelters (HATS) to inform their planning for a potential ‘tiny cabin’ site in the City of Hamilton;
 - (b) That staff be directed to assist HATS in determining potential viable sites for its HATS project, underpinned by a Housing First approach; and,

- (c) That staff be directed to work with Corporate Finance and Administration to determine a potential and appropriate funding source should this project proceed.

3. Provincial Consultation Regarding Regulatory Changes to the *Housing Services Act* (HSC22010) (City Wide) (Item 10.1)

That City of Hamilton's submission to the Province of Ontario's consultation regarding regulatory changes within the *Housing Services Act, 2011*, attached as Appendix "A" to Emergency and Community Services Report 22-003 be endorsed.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

6. DELEGATION REQUESTS

- 6.1. Ed Fothergill, Hamilton Alliance for Tiny Shelters, respecting Request to have staff not enforce the Zoning By-law and Adequate Services By-law for the Tiny Homes project (For today's meeting)
- 6.2. Julia Kollek, Hamilton Alliance for Tiny Shelters, respecting Following up with our presentation re our program from Feb 3rd meeting (For today's meeting)
- 6.3. Tony Stortz, Hamilton Alliance for Tiny Shelters, respecting Following up from February 3rd delegation from Hamilton Alliance for Tiny Shelters (For today's meeting)

At the request of the Delegates, the speaking order for the Delegations, once approved, will be: Julia Kollek, Tony Stortz and Ed Fothergill.

7. CONSENT ITEMS

- 7.2. Seniors Advisory Committee Minutes – January 7, 2022

8. STAFF PRESENTATIONS

- 8.1. Proposal by Hamilton Alliance for Tiny Shelters (HSC22015) (City Wide)

The agenda for the February 17, 2022 Emergency and Community Services Committee meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

Councillor Merulla declared a Disqualifying Interest for Items 6.1 to 6.3, 8.1, and 9.1 to 9.3, Delegation Requests, Delegations, respecting Hamilton Alliance for Tiny Shelters proposal, as well as the Proposal by Hamilton Alliance for Tiny Shelters (HSC22015), as he and his wife are landlords.

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

The Minutes of the February 3, 2022 meeting of the Emergency and Community Services Committee, were approved, as presented.

(d) COMMUNICATIONS (Item 5)

(i) The following Communication Items, respecting Senior Advisory Committee – Member Resignations, were received and referred to the Interview Sub-Committee for the Emergency and Community Services Committee:

1. Jim McColl (Item 5.1(a))
2. Jeanne Mayo (Item 5.1(b)); and

(ii) Staff was directed to forward letters to the resigning members of the Seniors Advisory Committee to thank them for their service.

(e) DELEGATION REQUESTS (Item 6)

The following Delegation Requests, were approved for today's meeting:

- (i) Ed Fothergill, Hamilton Alliance for Tiny Shelters, respecting Request to have staff not enforce the Zoning By-law and Adequate Services By-law for the Tiny Homes project (Added item 6.1)
- (ii) Julia Kollek, Hamilton Alliance for Tiny Shelters, respecting Following up with our presentation re our program from Feb 3rd meeting (Added item 6.2)
- (iii) Tony Stortz, Hamilton Alliance for Tiny Shelters, respecting Following up from February 3rd delegation from Hamilton Alliance for Tiny Shelters (Added item 6.3)

(f) CONSENT ITEMS (Item 7)

(i) **Seniors Advisory Committee Minutes – January 7, 2022**

The Minutes of the January 7, 2022 meeting of the Seniors Advisory Committee, were received.

(g) STAFF PRESENTATIONS (Item 8)

(i) Proposal by Hamilton Alliance for Tiny Shelters (HSC22015) (City Wide) (Added Item 8.1)

Edward John, Director, Housing Services, addressed the Committee, respecting Proposal by Hamilton Alliance for Tiny Shelters, with the aid of a presentation.

The presentation from Edward John, Director, Housing Services, respecting Proposal by Hamilton Alliance for Tiny Shelters, was received.

Discussion of Report HSC22015, respecting Proposal by Hamilton Alliance for Tiny Shelters, was deferred until after the Delegations have been heard.

For further disposition of this matter, refer to Items 2 and (h).

(h) PUBLIC HEARINGS / DELEGATIONS (Item 9)

(i) Julia Kollek, Hamilton Alliance for Tiny Shelters, respecting Following up with our presentation re our program from Feb 3rd meeting (Added Item 9.1)

Julia Kollek, Hamilton Alliance for Tiny Shelters (HATS), addressed the Committee respecting Following up with our presentation re our program from Feb 3rd meeting, with the aid of a presentation.

(ii) Tony Stortz, Hamilton Alliance for Tiny Shelters, respecting Following up from February 3rd delegation from Hamilton Alliance for Tiny Shelters (Added Item 9.2)

Tony Stortz, Hamilton Alliance for Tiny Shelters, addressed the Committee respecting Following up from February 3rd delegation from Hamilton Alliance for Tiny Shelters, with the aid of a presentation.

(iii) Ed Fothergill, Hamilton Alliance for Tiny Shelters, respecting Request to have staff not enforce the Zoning By-law and Adequate Services By-law for the Tiny Homes project (Added Item 9.3)

Ed Fothergill, Hamilton Alliance for Tiny Shelters, addressed the Committee respecting Request to have staff not enforce the Zoning By-law and Adequate Services By-law for the Tiny Homes project.

The following Delegations, were received:

- (i) Julia Kollek, Hamilton Alliance for Tiny Shelters, respecting Following up with our presentation re our program from Feb 3rd meeting (Added Item 9.1)

- (ii) Tony Stortz, Hamilton Alliance for Tiny Shelters, respecting
Following up from February 3rd delegation from Hamilton Alliance
for Tiny Shelters (Added Item 9.2)
- (iii) Ed Fothergill, Hamilton Alliance for Tiny Shelters, respecting
Request to have staff not enforce the Zoning By-law and Adequate
Services By-law for the Tiny Homes project (Added Item 9.3)

For further disposition of this matter, refer to Items 2 and (g).

(i) ADJOURNMENT (Item 15)

There being no further business, the Emergency and Community Services
Committee, was adjourned at 4:07 p.m.

Respectfully submitted,

Councillor B. Clark
Chair, Emergency and Community Services
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk

Response to Consultation Regarding Changes to O. Reg 367/11

This document outlines the City of Hamilton’s response to the Ministry of Municipal Affairs and Housing’s proposed regulatory changes to O. Reg 367/11 as outlined in proposal 21-MMAH031.

As a general comment, it should be noted that municipal Service Managers pay most of the operating costs associated with legacy social housing programs. In addition, the City of Hamilton has allowed providers to keep their full operating surplus and has provided municipally-funded capital dollars totalling \$3 M annually. The City of Hamilton has also provided used municipal tax dollars for capital contributions to the development of new community housing as well as annual rent subsidy for new community housing. These contributions are significant and still the costs of maintaining legacy social housing units grows beyond municipal means.

These investments have been made recognizing the significant need for affordable housing in Hamilton. Given limited municipal tax dollars, these investments are made by Council in careful consideration of the full range of municipal needs. While many aspects of the proposed regulatory changes are welcome, they cannot unilaterally impose additional costs to the municipal taxpayer.

Service Agreements:

The City of Hamilton supports the creation of a regulatory framework that would enable existing housing providers with matured operating agreements and mortgages to remain in the community housing system by signing a Service Agreement with their municipal Service Manager (SM) and spell out provisions governing entry of new housing providers into the community housing system.

While the current legacy social housing system’s focus on Rent-Geared-to-Income (RGI) and chronological coordinated access has its challenges, it provides useful underlying principles and common expectations for tenants, housing providers and SMs. Without a minimum framework, the SM and provider must negotiate each agreement separately. One of the primary challenges in the current environment is that agreements with the federal government for co-investment or rapid housing funding become the foundation for these agreements. These agreements reflect Canada Mortgage and Housing Corporation’s focus on risk management and securing the public investment and only minimal attention to the needs of tenants and SM.

- The framework must be flexible to reflect the needs of individual projects. Creating rigid expectations for funding arrangements could result in over or underfunding projects and unnecessary costs to the municipality.
- It should also speak to protections for affordability for existing tenants at the end of an agreement. Similarly, phase out periods at the end of agreements should be limited to ensure units are available for the full duration of the agreement.

- The new framework must remain committed to coordinated access. In an attempt to house tenants whom, they believe to be “lower risk”, some housing providers prefer to hand select tenants rather than rely on coordinated access.
- It is also important to maintain the system of quasi-judicial review of decisions regarding social assistance. This provides a useful system to review decisions made by housing providers and the service manager regarding eligibility for housing assistance.
- Creation of the requirement for an exit agreement for providers whose mortgages have expired is also beneficial. Currently, when a federal provider’s mortgage expires, the decision about what to do with the property is left largely to the non-profit board. In some cases, boards see the project as their asset and do not recognize the significant public investment made over the years. Exit agreements should require short- and long-term plans for the property and affordability to tenants.

Service Level Requirements:

The City of Hamilton appreciates the move to reform Service Level Requirements. The current requirements are based on the number of social housing units downloaded from the Province to the municipality in 2001. They also focus almost exclusively on Rent-Geared-to-income (RGI) assistance.

Any revised approach should include the considerations listed below:

- The focus should be expanded beyond RGI to reflect the variety of forms of assistance that are provided by Service Managers (SM) and that they meet different needs. A new system should include RGI assistance, assistance calculated according to the municipally-funded portable housing benefit formula even if it applied to properties, and units made available at 80% of Average Market Rent (AMR).
- The new service level standard should be negotiated regularly to reflect changing community need and current investments by both levels of governments.
- The renegotiation of service level standards could be tied to the regular renewal and update of 10-year housing and homelessness plans.
- Currently, the provincial government provides no funding for general administration of social/community housing programs. As a result, reporting expectations must not be expanded as this would result in additional costs to the municipality.

Access:

The current coordinated access system focuses exclusively on RGI. Legislatively, households offered other forms of assistance must remain on the centralized waiting list.

Changes to coordinated access should reflect the concerns listed below:

- Any form of assistance that results in “deep affordability” or a household paying no more than 30% of its net income in rent should be considered an offer of housing and those households should be removed.
- RGI rules currently state that households in receipt of provincially-funded social assistance pay on a discounted scale rather than a percentage of income. This makes RGI assistance very expensive for providers and municipalities to offer. Allowing SM to offer assistance that requires social assistance recipients to pay the maximum shelter allowance would stretch limited municipal tax dollars further.
- The basic requirements of eligibility and coordinated access should be included in any new agreements discussed above.
- Provincial rules need to support better integration between By-Name Priority Lists for people experiencing homelessness and coordinated access to community housing. SMs are required to operate both systems, but the logic of the two systems is hard to reconcile, yet they are expected to work in tandem.
- Coordinated access is funded directly by municipalities. Hamilton’s coordinated access system has no capacity to provide additional services or forms of assistance without funding from the provincial government.