



HOUSING SUSTAINABILITY AND INVESTMENT ROADMAP

Emergency and Community Services

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Hamilton's Housing Crisis

2016 to 2021
41%
Rental price increase

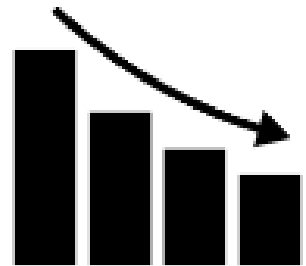


22%
increase in incomes



2016: renter needed \$25,600 annual income to afford average 1-bedroom unit
2021: renter needed \$48,000 annual income to afford average 1-bedroom unit

Rising rents, stagnating flow through housing continuum due to Unattainable homeownership increases demand/pressure on affordable rental housing market



Hamilton's Housing Crisis

As a service manager the City of Hamilton has a decreasing return on the dollars invested and dollars leveraged from other levels of government into the local housing system due to inflationary impacts including substantial rise in building, real state costs, and construction costs. In addition to ongoing increasing maintenance of current system.

Between 2019 and 2022 \$605M invested Hamilton's housing and homelessness system. Municipal investment funding almost half of the budget at nearly \$264 (Provincial \$193M; Federal contribution \$148M). Municipal investment increased by 45% since 2019

**Over \$500 million is needed to protect current social housing by 2032
Additional and improved investments, tools and initiatives, and
innovations are required**



Housing Roadmap

“The Roadmap will focus on short term strategies, tactics and concrete actions that can be undertaken immediately, while working towards mid-to long-term strategies... as well as current and new investments...”

BASED ON 4 PILLARS:

New construction

Acquisition

Preservation/Maintaining Existing

Provision of housing-based supports

Draft Emerging Governance

Canadian Housing Evidence Collaborative

- Implementation Research
- Thought Leadership
- Best Practice Innovation
- Rapid Evidence Reviews
- Locally Adapted Solutions

Community Partnership Table

Affordable Housing Secretariat

Municipal Commitments / Direction:

- City Council

Executive Leadership:

- City Manager, 3 GMs

City Core Team:

- Directors & Managers: Housing Services, Planning, Real Estate, Finance, Comms,

Indigenous Community Leadership

Community Sector Leaders:
Anchor Institutions;
Private and Affordable Housing Developers;
Social Housing Providers; Education;
Philanthropy;

Housing Sustainability and Investment Roadmap

WHOLE OF CITY and COMMUNITY APPROACH

Housing Sustainability and Investment Roadmap

Approach: A whole of City-Community Approach that aligns existing and future work of City government and community sectors to

- Quantify the gap between supply and demand across the continuum
- Develop a tactical road map to prioritize and guide actions and investments to maximize affordable housing outcomes

Guiding Principles:

- Action based, nimble and responsive
- Systemic focus – short term and long term actions
- Building on past work
- Collective Accountability
- Working in new and innovative ways

Housing Roadmap – Objectives

1. Create an evidence-based assessment and gap analysis
2. Initiate, strengthen, and modify city processes
3. Identify levers and potential contributions and encourage commitments across all sectors whose actions influence the health of the housing continuum.
4. Develop tools and frameworks to enable stakeholders to maximize investment impact.
5. Develop and strengthen coordination and relationships between City and Community stakeholders.

- **Social Innovation Hub** seeking to create a healthy, sustainable, and equitable Hamilton
- **CityLAB Semester In Residence Program (SIR)** is comprised of 30 students across faculties
- Focused on investigating the **Housing Crisis in Hamilton**



In less than **5** years,

2,405 students

68 faculty members

88 City staff

have created **145** projects & contributed
52,992+ student hours

Meeting with City of Hamilton Staff

- 7 meetings with 15 staff across several departments from September – December 2022

Stakeholders Conversations & Dialogue

- 44 stakeholders, including:
 - Non-Profit Organizations
 - Community Leaders
 - Developers & Landlords

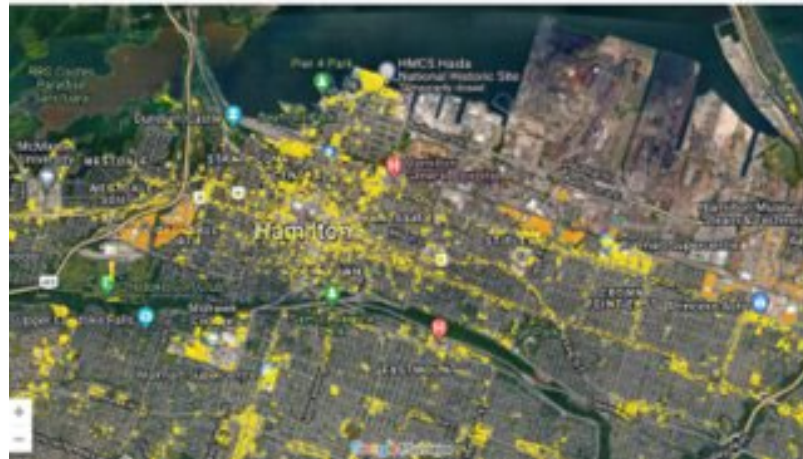
Best Practice Exemplars

New Westminster, Vancouver, Quebec City



Hamilton





- 1) Maintain & Preserve Existing Stock**
 - Policies
 - Incentives
 - By-Laws & Enforcement
- 2) Utilizing Land Leases** to maintain municipal land as an asset
- 3) Consolidating City Resources &** creation of an endowment fund

Housing Roadmap - Timeline and Implementation

Jan 2023 – March 2023 Creation of Affordable Housing Secretariat and finalize roadmap

Director and Community Lead Positions Start

Council report with gap analysis



March 2023 – March 2025
Implementation

Focus on 3-4 new items that can be actioned quarterly

October – December 2022
Develop Roadmap