



Municipal Investment in Affordable Housing Solutions

# HAMILTON HOME

Presentation to the  
Emergency and Community Services Committee

January 19, 2023





# HAMILTON IS HOME



## Allies in development

- 8 leading non-profit / charity providers
- 11+ other allied organizations
- Serving the housing needs of Hamilton's most vulnerable households



## Formed as a strategic response to current housing crisis

- Implement City's 10-Year HHP
- Functionally eliminate the housing waiting list
- Address key City housing & climate priorities



## Fostering relationships

- Expand community partnerships
- Foster genuine collaboration with municipal staff
- Build mutual knowledge base and resources



## Action-Oriented

- Thousands of new affordable housing units over 3 years
- Strategic alignment to attract maximum Federal investment to Hamilton
- Provide supports and empowerment for residents



## Delivering Social Outcomes

- Provide housing stability for thousands of new households
- End chronic homelessness and protracted hospitalizations
- Foster inclusive communities

Supported by:



# Supporting the Community



HAMILTON IS HOME

The Housing Affordability Continuum (Source: CMHC)



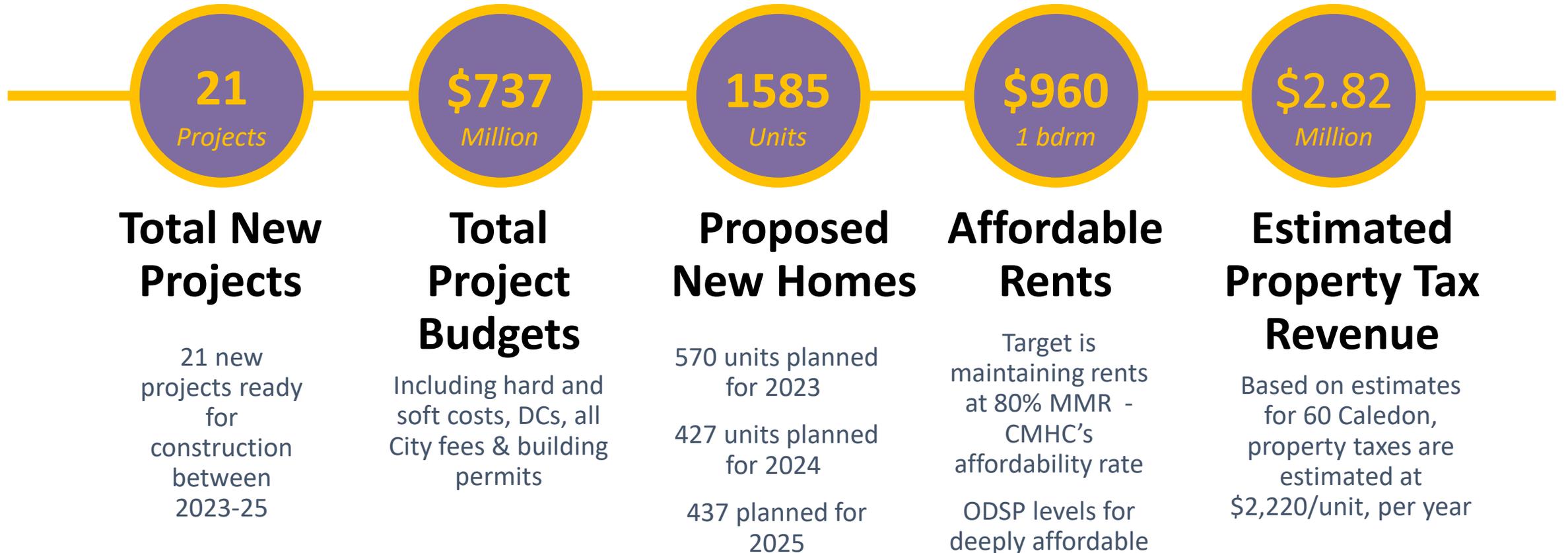
- City Housing Hamilton
- Good Shepherd Non-Profit Homes
- Habitat for Humanity Hamilton
- Hamilton East Kiwanis Non-Profit Homes
- Indwell
- Sacajawea Non-Profit Housing Inc.
- Victoria Park Community Homes
- YWCA Hamilton

	Homeless	Emergency Shelters	Transitional Housing	Social Housing	Affordable Rental Housing	Affordable Home Ownership	Market Rental Housing	Market Home Ownership
City Housing Hamilton				🏠	🏠			
Good Shepherd Non-Profit Homes	🏠	🏠	🏠	🏠				
Habitat for Humanity Hamilton						🏠		
Hamilton East Kiwanis Non-Profit Homes				🏠	🏠		🏠	
Indwell				🏠	🏠			
Sacajawea Non-Profit Housing Inc.				🏠				
Victoria Park Community Homes				🏠	🏠		🏠	
YWCA Hamilton	🏠	🏠	🏠	🏠				

# Investing for Today's Housing Need



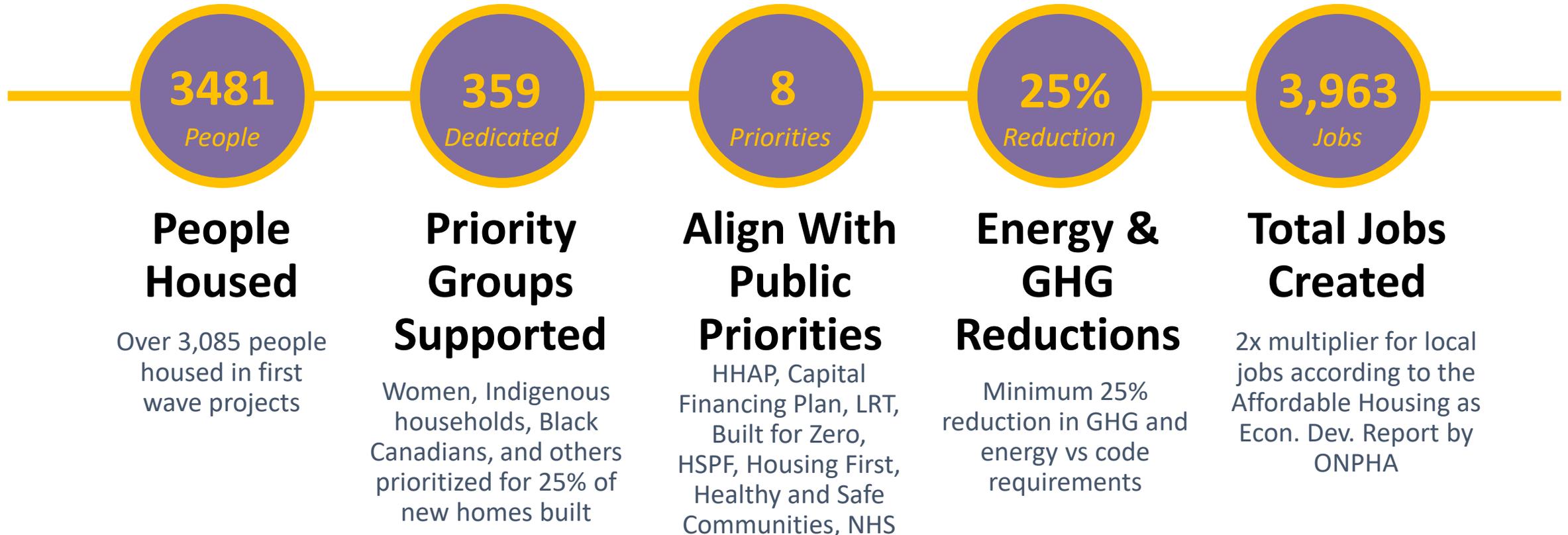
Hamilton is Home is driven to build new affordable housing to alleviate the housing crisis in Hamilton. We are **non-profit** and **charitable organizations** committed to long-term solutions by maintaining quality affordable housing **in perpetuity**. We have significant projects capable of launching in 2023-2025:



# Social Benefits Beyond Affordability



- Maximum impacts beyond housing affordability
- Creates critical spectrum of housing for most vulnerable populations (aligns with City and Federal priorities)
- Buildings achieve advanced energy efficiency, locking in GHG reductions and environmental benefits



# Project Forecast

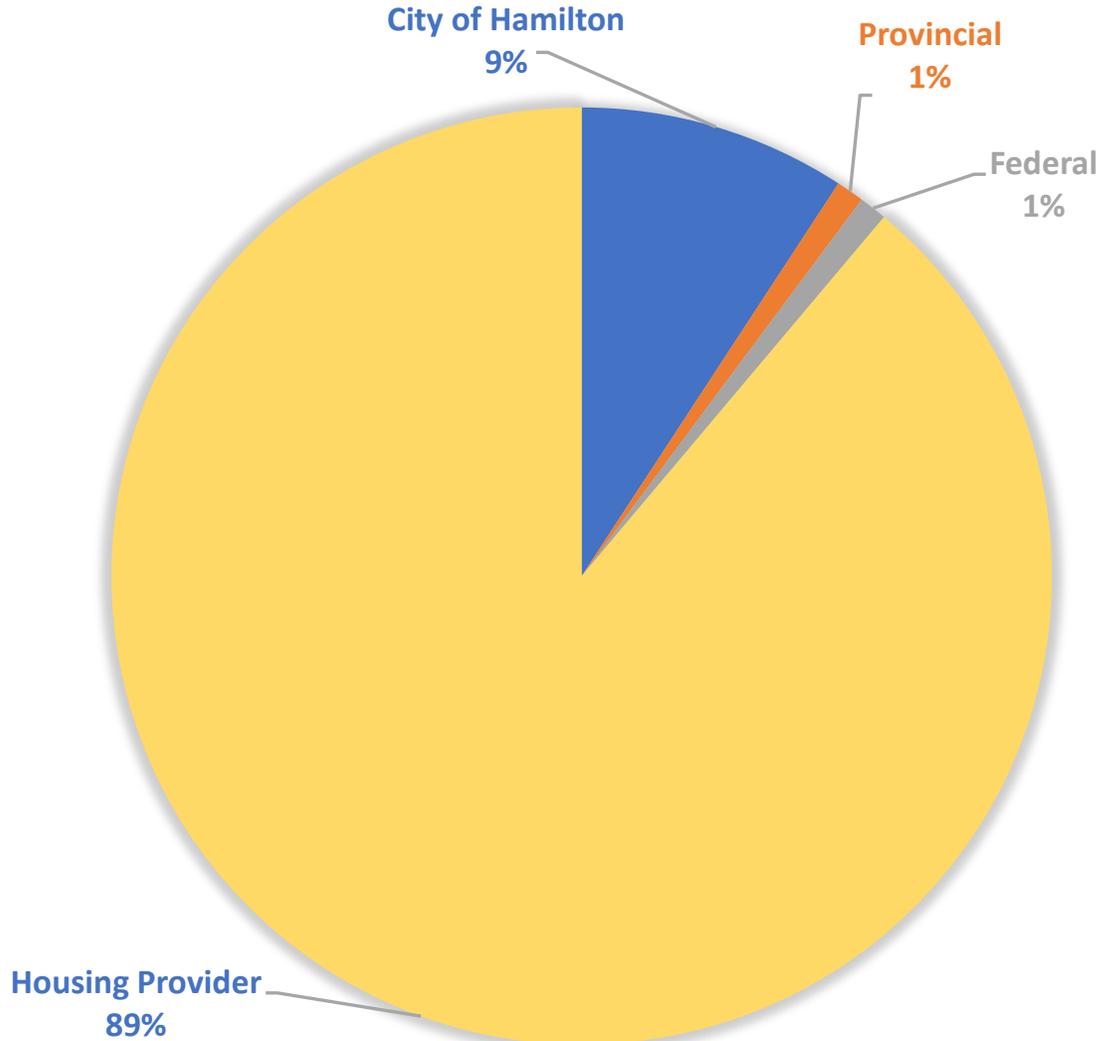


HAMILTON IS HOME



\*includes project from 2020

# Project Funding Profile



**Land value** has not been itemized in this chart. A land contribution is estimated to have a value of \$30,000-\$40,000 per unit, or approximately 6% of the total cost to build an affordable apartment.

Funder	Approx. Costs Covered (\$M)	Comment
Housing Provider*	\$649.9	Equity + Loan
Federal	\$10.5	Grants / Contribution
Provincial	\$10.5	Grants / Contribution
City of Hamilton	\$67.1	DCs, Parkland Dedication
<b>Total</b>	<b>\$738.0</b>	

\*Housing provider funded project costs include other municipal fees and permits

# Taking Action



*Photo by Indwell of St. Thomas Fire Hall*

## Joint Land Developments

- Land costs and access to land are a barrier to development
- Pair City capital projects with community housing
  - Review planned projects for opportunities
  - EMS, fire stations, recreational facilities, libraries, etc.
  - Potential to leverage senior level government funding

# Taking More Action...



## Surplus Land Inventory

Coordinate with Hamilton is Home to review surplus lands

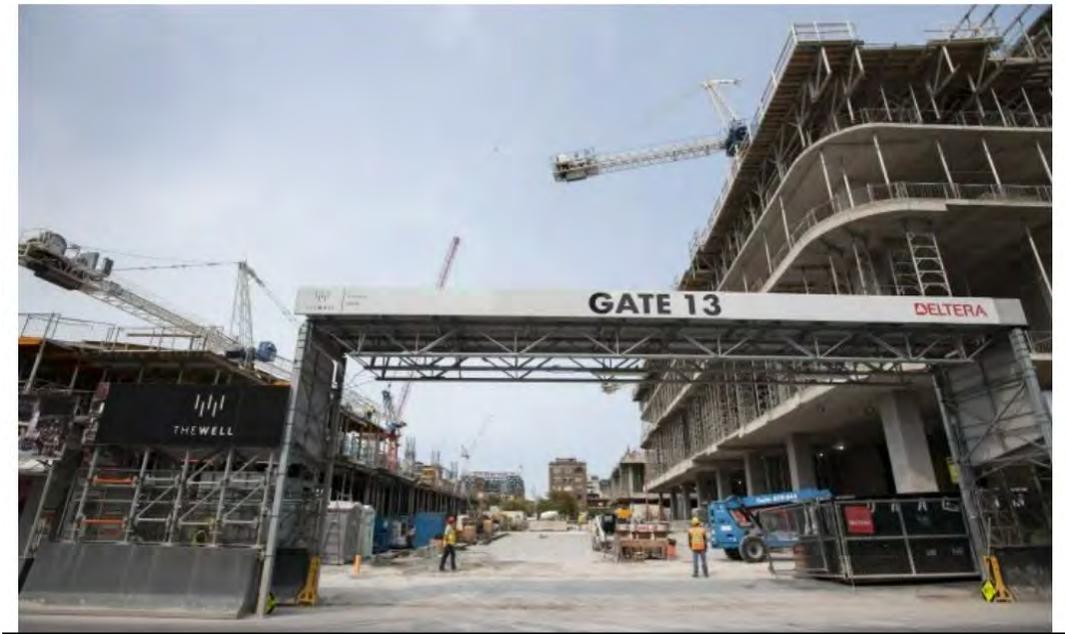
- Hamilton Community Foundation will cover due diligence costs to assess affordable housing viability by Coalition
- Advocate for Metrolinx to transfer surplus sites
  - Council indicated this commitment in April 2022.
- Use City priority to secure surplus schools

## Metrolinx has sold 8 land parcels since March 2021, none went to affordable housing



By Isaac Callan & Colin D'Mello · Global News

Posted November 24, 2022 6:00 am · Updated November 23, 2022 8:38 pm



<https://globalnews.ca/news/9300122/ontario-metrolinx-affordable-housing-surplus-land-criticism/>

# Taking Even More Action...



## Municipal Funding and Financial Investment

Low interest loans and forgivable loans

- Use existing or new City funding programs as grants or loans, such as the Affordable Housing Funding Program to offset project costs
- Explore Municipal Housing Facilities Agreements
- Calculate reductions in other spending
- Focus on community housing as a capital reserve

Summary of HiH Projects (2022-2024)

Last Update: January 16, 2023

Appendix A  
Summary of Development Projects from  
2022-2024

Item	Organization	Project Name	Total Project Cost	Unit Count	People Housed	Jobs Created	Construction Start
1	City Housing Hamilton	Bay/Cannon Phase 1 (106 Bay Street North)	\$ 28,259,693	55	103	138	Aug-23
2A	City Housing Hamilton	Jamesville (450 James Street North)	\$ 27,600,000	46	149	115	TBD
3	City Housing Hamilton	Roxborough (41 Reid Avenue & 8 Roxanne Ave)	\$ 29,339,972	103	277	258	Nov-20
4	City Housing Hamilton	253-257 King William Street	\$ 14,400,377	24	36	60	Feb-23
5A	City Housing Hamilton	Queenston Phase 1 (55 Queenston Road)	\$ 28,682,410	40	90	100	Dec-23
5B	City Housing Hamilton	Queenston Phase 2 (55 Queenston Road)	\$ 14,400,000	24	24	60	Oct-23
2B	Indwell	Jamesville (450 James Street North)	\$ 55,291,860	117	180	293	Sep-23
6	Indwell	174 Ottawa Street North (Phase 2)	\$ 13,768,000	32	48	80	Sep-23
7	Indwell	204 Gage Avenue North	\$ 16,186,280	40	60	100	Sep-23
8	Indwell	120 Wentworth	\$ 22,683,840	48	67	120	Dec-22
9	Indwell	Acorn Flats, 311 Robert	\$ 10,777,099	23	66	58	Apr-23
10	Habitat for Humanity Hamilton	149 1/2 Sherman Avenue North	\$ 1,750,000	5	18	13	Aug-22
11	Habitat for Humanity Hamilton	3 North Park Ave	\$ 700,000	2	8	5	Apr-23
12	Caledon Community Collaborative (KNPH, VPCH)	60 Caledon Avenue	\$ 150,000,000	266	644	665	Sep-24
13	Hamilton East Kiwanis Non-Profit Homes Inc. (HEK)	110 Essling Ave.	\$ 50,000,000	60	200	150	Jul-23
14	Hamilton East Kiwanis Non-Profit Homes Inc. (HEK)	1540 Upper Wentworth Street	\$ 60,000,000	126	269	315	Apr-23
15	Good Shepherd Non-Profit Homes (GSNPH)	35 Arkledun Avenue	\$ 25,558,883	73	175	183	Jan-22
16	Sacajawea	Steven St	\$ 6,000,000	15	23	38	Mar-23
17	Good Shepherd Non-Profit Homes (GSNPH)	Mary St Redevelopment	\$ 57,454,000	157	377	393	Sep-23
18	Good Shepherd Non-Profit Homes (GSNPH)	Undisclosed	\$ 45,150,000	129	194	323	Mar-23
19	YWCA	Oakwood Place, 1067 Barton St	\$ 42,150,000	90	216	225	Apr-23
20	YWCA	McMaster Innovation Park	\$ 31,000,000	100	240	250	Sep-24
21	YWCA	Undisclosed	\$ 5,800,000	10	24	25	Jun-23
<b>Total Estimated Project Costs</b>			<b>\$ 736,952,414</b>	<b>1585</b>	<b>3484</b>	<b>3963</b>	

Summary of HiH Projects for RHI Round 3

Appendix B  
Summary of RHI-3 Projects

Item	1	2	3	4	5	6	7	
Organization	YWCA	Indwell	CityHousing Hamilton	Indwell	Indwell	YWCA	Good Shepherd	
Project Name	Undisclosed	Acorn Flats, 311 Robert	Queenston Phase 2 (55 Queenston Road)	174 Ottawa Street North (Phase 2)	204 Gage Avenue North	Oakwood Place, 1067 Barton St	Undisclosed	Total
Total Project Cost (TPC)	\$ 5,800,000	\$ 10,777,099	\$ 14,400,000	\$ 13,768,000	\$ 16,186,280	\$ 42,150,000	\$ 45,150,000	\$ 148,231,379
Unit Count	10	23	24	32	40	90	129	348
Unit Makeup	1, 2 & 3 bdrm	2 & 3 bdrm	Studio+	1 bdrm	1 bdrm	multi-person units	1 bdrm	
Construction Start Date	Jun/23	Apr/23	Mar/24	Sep/23	Sep/23	Apr/23	Mar/23	
Construction End Date	Sep/24	Mar/24	Oct/24	November, 2024	November, 2024	Nov/24	Mar/24	
RHI3 Eligible	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
RHI Funds Requested (FR)	\$4,800,000	\$6,095,000	\$6,360,000	\$10,560,000	\$13,200,000	\$36,450,000	\$45,150,000	\$122,615,000
Funding Balance = (TPC - FR)	\$1,000,000	\$4,682,099	\$8,040,000	\$3,208,000	\$2,986,280	\$5,700,000	\$0	\$25,616,379
RHI3 Funding Balance Description	Equity from the Owner	Province, Owner equity	CHH Equity from land sales	Owner equity	Owner equity	DC Waiver, YWCA Equity		
Target Population	Women, Gender diverse Families	Women-led households, Indigenous, Mental health/addictions	Homeless, Women-led households, other waitlist applicants	Women, Indigenous, Mental health/addictions	Women, Indigenous, Mental health/addictions	Women, Gender-diverse, Supported/transitional housing	Seniors, Supported housing	
Services/Supports Provided	supervision/monitoring	supportive housing	Other	supportive housing	supportive housing	supervision/monitoring	personal care	
Impact	High	High	High	High	High	High	High	
ESA/RSC Status	Other	RSC obtained	RSC in progress	RSC in progress	RSC in progress	ESA obtained - no issues	RSC obtained	
Is a Zoning Bylaw Amendment Req'd or in Progress. (Yes or No)	Yes	No	No	No	No	No	No	
SPA Status (Complete or In Progress)	Other	Complete	Other	In Progress	In Progress	Other	Complete	
Class B Estimate In Hand (Yes / No)	No	Yes	No	No	No	No	No	
Comment:		This project is shovel-ready with building permit submitted.	Remediation complete. Final submission in place for sign-off.		Remediation complete. Final submission in with MOE for sign-off.	Zoning is already appropriate		

# Thank You!



- Feedback and questions are always welcome

## **Graham Cubitt**

Chair, Hamilton is Home

Director of Projects & Development, Indwell

Phone: 905-529-0454 ext. 229

Email: [graham@indwell.ca](mailto:graham@indwell.ca)

## **Sarah Borde**

Member, Hamilton is Home

Manager, Capital Projects, YWCA Hamilton

Phone: 905-522-9922 ext. 187

Email: [sborde@ywcahamilton.org](mailto:sborde@ywcahamilton.org)