

CITY OF HAMILTON

NOTICE OF MOTION

General Issues Committee Date: April 19, 2023

MOVED BY COUNCILLOR N. NANN.....

SECONDED BY COUNCILLOR

Conditional Grant to CityHousing Hamilton for the Repair and Renovation of 476 Units

WHEREAS, the housing affordability crisis continues to deepen and widen in every neighbourhood across Hamilton;

WHEREAS, the Access to Housing waitlist as of December 31, 2022 was at 6,110.

WHEREAS, CityHousing Hamilton has identified 476 units in need of repair at an estimated cost of \$5.7M;

WHEREAS, Council on August 16, 2019, through Report HSC19048, directed staff to use any future year-end Alectra / Hamilton Utilities Corporation dividend surpluses to reduce the reliance on debt financing for Council approved Housing projects;

WHEREAS, 2022 dividends from Hamilton Utilities Corporation and Alectra dividends net of administration costs were higher than budgeted resulting in a surplus of \$2.792M and subject to Council approval of Report FCS22042(b), this surplus will be transferred to Housing Project ID #6732341301 and used to partially fund the estimated cost of \$5.7M;

WHEREAS, CityHousing Hamilton identified \$900,000 in CityHousing Hamilton Reserve funding that is available for units in need of repair;

WHEREAS, CityHousing Hamilton identified approximately \$1,000,000 in Canada Mortgage and Housing Corporation (CMHC) funding that can be applied toward units in need of repair;

WHEREAS, the Hamilton Future Fund has an expressed purpose to “create and protect a permanent legacy for current and future generations of Hamiltonians to enjoy economic prosperity and improved quality of life”;

WHEREAS, the Hamilton Future Fund A Reserve (112246) has a 2022 balance of approximately \$63.4M for allocation at the discretion of Council;

WHEREAS, the success of the Hamilton Future Fund rests in its ability to be regenerative for ongoing and future use;

WHEREAS investing in the repair of CityHousing Hamilton units helps maintain the existing affordable housing stock and provides a return in investment by enabling the collection of rent;

THEREFORE, BE IT RESOLVED:

- (a) That the \$1M in backing to CityHousing Hamilton to repair and renovation of 476 units with the requirement that the units be available for tenancy by December 2024, be funded as follows:
 - (i) That a \$1 million conditional grant to CityHousing Hamilton be funded via an internal loan from the Hamilton Future Fund A Reserve (#112246) to be repaid from the annual Housing Services tax supported operating budget over a term of 10 years at an annual interest rate of 3.86%, resulting in a net tax levy impact of \$122,433 annually beginning in 2025.