



Hamilton

2022 SOCIAL HOUSING UPDATE

May 2023

Healthy and Safe Communities
Housing Services Division

Overview of Presentation

- Service Manager Responsibilities
 - Social Housing Units

- Metrics & Key Performance Indicators
 - Service Level Standards
 - Vacant Units
 - New Units

- Next Steps

Service Manager Responsibilities

- Fund, monitor compliance with relevant legislation and plan for the sustainability of Social and Community Housing
- Plan and support the development of new Community Housing

2022 Social Housing Investments

One Time Subsidy	Ongoing Subsidy	Total
\$2,629,361.01	\$48,328,152	\$50,554,192

- Administer other forms of financial assistance: rent supplements, housing allowances, and the Canada Ontario Housing Benefit

Social Housing Units

City of Hamilton Social Housing Units

Funding source	# of units
Federal	2,954
Provincial	10,170
Total	13, 124

Service Level Standards

City of Hamilton Legislated Service Level Standards

# of households	Legislated	2022 SMAIR
At or below the Household Income Limit (HIL) threshold	9,527	7,680
High Need (HNN) threshold	5,174	6,642
Modified (accessible) units	322	502

Vacant Units

Housing Provider	# of units	# of vacant units	Vacancy rate
Non-CHH	6, 022	165	2.7%
CHH	7, 122	649	9.07%

CHH vacant units

80 available for rent or have move-ins pending

402 have active work orders

24 require excessive repairs (greater than \$25K)

143 either pending move-out or being scheduled for inspection

5.7 M to return CHH vacant units to service

New Units

Community Housing Building Units Opened in 2022

Provider	Address	Replace ment RGI	New RGI	Market Units	Total
CityHousing Hamilton	263 Main St. E.	0	15	0	15
Hamilton East Kiwanis	6 Acorn	32	8	20	60
Indwell	219-247 East Ave. N.	0	96	12	108
Wesley Community Homes	195 Ferguson	0	12	0	12
Total		32	131	32	195

➤ 195 new affordable units, 131 net new that count towards service level standard

Steps implemented to increase performance

Steps already undertaken in 2023 to increase performance against the metrics

Rent supplements to Hamilton East Kiwanis for 1884 Main St. West. Discussions underway for service agreement & setting higher target

Capital repairs Call for Applications. Funding to be awarded to successful applicants

5.7 Million funding for CHH vacant unit repair. Housing Services Division to monitor implementation

Building Condition Assessment funding for Hamilton East Kiwanis & Victoria Park

Future Steps

End of Mortgage Framework (to Council August 17, 2023) to preserve provincial projects

Funding of Building Condition Assessments for the balance of the housing providers requiring them

Opening of CHH's 253 King William building in the fall with 24 RGI units