



EMERGENCY & COMMUNITY SERVICES COMMITTEE REPORT 23-008

1:30 p.m.

Thursday, June 15, 2023

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Councillors B. Clark (Chair), T. Jackson, C. Kroetsch, T. Hwang (Vice Chair), N. Nann, A. Wilson and M. Wilson

THE EMERGENCY AND COMMUNITY SERVICES COMMITTEE PRESENTS REPORT 23-008 AND RESPECTFULLY RECOMMENDS:

1. Hamilton's Plan for an Age-Friendly Community, 2022 Progress Report (HSC23034) (Item 8.1)

That Report HSC23034 respecting Hamilton's Plan for an Age-Friendly Community, 2022 Progress Report, be received.

2. Building Safer Communities Multi-Year Plan (HSC23033) (Item 9.1)

That Report HSC23033, respecting a Building Safer Communities Multi-Year Plan, be received.

3. Poverty Reduction Investment Plan (CES16043(f)) (Item 9.2)

That Report CES16043(f), respecting a Poverty Reduction Investment Plan, be received.

4. Citizen Committee Report - Updated Terms of Reference for the LGBTQ Advisory Committee (Item 10.1)

That the Citizen Committee Report from the LGBTQ Advisory, respecting a revised Terms of Reference, be approved, as presented.

5. Group Purchasing Services for Food and Related Supplies (HSC18026(a)) (Item 10.2)

That, pursuant to Policy 11 - Non-competitive Procurements that Council approve Complete Purchasing Services Inc. and their vendors as the single source for food and related supplies, for Macassa and Wentworth Lodges, Recreation Division, and Red Hill Family Centers and for cleaning and related supplies for Macassa and Wentworth Lodges for up to two years until May 30, 2025.

6. Menstrual Products Pilot Update (Funding) HSC20001(c) (Item 10.3)

- (a) That the Recreation Division, Municipal Service Centres and Hamilton Food Share provide various product choices as part of the free Menstrual Product Program; and
- (b) That Hamilton Food Share purchase a variety of product required for 2023, within the allocated \$91 K budget, including an exchange with the Recreation Division's current bulk inventory, to provide varied product choices for the Menstrual Product Program, at no additional cost for 2023.

7. Canada-Ontario Community Housing Initiative and Ontario Priorities Housing Initiative Agreement 2022 - 2025 (HSC22025(a)) (Item 10.4)

- (a) That Appendix "A" to Report HSC22025(a), being a By-law to authorize the City to enter into a "Transfer Payment Agreement" or an amending agreement to the existing Transfer Agreement dated April 28, 2022, with His Majesty the King in right of Ontario as represented by the Minister of Municipal Affairs and Housing for the Province of Ontario in respect of the Canada-Ontario Community Housing Initiative and Ontario Priorities Housing Initiative for the allocation of funding for the years 2023 to 2025 and to authorize the General Manager of the Healthy and Safe Communities Department to execute such agreements and any ancillary documents, with content and in a form satisfactory to the City Solicitor, be enacted by Council;
- (b) That the General Manager of the Healthy and Safe Communities Department or their designate, be authorized and directed to deliver and administer the Canada- Ontario Community Housing Initiative ("COCHI") and Ontario Priorities Housing Initiative ("OPHI") programs or any successor thereto including but not limited to executing all agreements and documents required to give effect thereto or for the provision of funding pursuant to the Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative programs, with content satisfactory to the General Manager of the Healthy and Safe Communities Department and in a form satisfactory to the City Solicitor;

- (c) That the General Manager of the Healthy and Safe Communities Department or their designate be authorized to approve and submit the annual Investment Plan pursuant to receiving the Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative program guidelines, and to update or amend the Investment Plan, as necessary to deliver and administer the Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative program; and,
- (d) That the General Manager of the Healthy and Safe Communities Department be authorized and directed to approve and revise any municipal program guidelines, approve any exceptions to the municipal program guidelines as special or unanticipated circumstances arise, and update or amend the Investment Plan, as necessary to deliver and administer the Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative in accordance with all Provincial requirements.

8. Affordable Housing at 272 Caroline Street South (Ward 2) (Added Item 11.1)

WHEREAS, average rents in Hamilton have risen to \$1,142 for a 1-bedroom, \$1,334 for a 2-bedroom, and \$1,489 for a 3-bedroom (CMHC, October 2022);

WHEREAS, “no fault” eviction filings against Hamilton tenants for renovation, demolition, condominium conversion, and landlord’s-own-use have more than doubled in the last ten years (Social Planning & Research Council, 2019);

WHEREAS, the average cost of constructing a new social housing unit is approximately \$500,000 to \$600,000 per unit, according to City staff, while the per-unit cost to acquire existing apartment buildings is \$150,000 to \$200,000, according to recent sales data for the Hamilton market (HSC23003(a));

WHEREAS, Hamilton lost 15,854 affordable rental units from the private market since 2011, according to City consultant Steve Pomeroy (“Toward a Sustainable Housing System in Hamilton”, March 9, 2023);

WHEREAS, 76% of Ward 2 residents are renters (25,000 people) and 48% of Ward 2 renters are paying unaffordable rents (Statistics Canada, 2016, cited in City of Hamilton Ward 2 profile);

WHEREAS, Council adopted the Housing and Homelessness Action Plan in 2020 (Appendix A to Report CS11017(d)) that aims to “retain the existing stock of community housing; affordable housing; and land dedicated to affordable housing” by “moderniz[ing] rules and regulations to minimize the number of private market affordable rental housing units lost to condominium conversions, demolitions, and other redevelopment initiatives”;

WHEREAS, Council adopted the Housing Sustainability and Investment Roadmap, 2023 (Appendix A to Report HSC23028) that highlights “Acquisition of Affordable Housing” as one of four pillars undergirding the strategy and identifies as a key action “engag[ing] with community partners, undertaking strategic acquisitions of ‘at-risk’ existing affordable housing units or existing affordable rental units that come up for sale”;

WHEREAS, 272 Caroline Street South is located in the Durand neighbourhood of Ward 2;

WHEREAS, the building contains 21 units, home to seniors, people with disabilities, families with young children, students, and working-class people, including four households who have lived in the building for more than 30 years;

WHEREAS, current rents are affordable and below market rates, with 60% of units below the Canada Mortgage and Housing Corporation’s affordable rent threshold of \$1,110 per month for the Hamilton CMA (CMHC, 2019);

WHEREAS, the landlord’s decision to list the building for sale threatened the housing security of the tenants and the long-term affordability of the rental units, should the building be purchased by an investment company;

WHEREAS, the residents of the building have incorporated as a not-for-profit housing co-operative and voted unanimously to purchase the building and convert it into a co-operative;

WHEREAS, the residents have the support of the Golden Horseshoe Co-operative Housing Federation and the Co-operative Housing Federation of Canada;

WHEREAS, the residents have entered into an agreement of Purchase and Sale with the landlord; and

WHEREAS, the residents have qualified for a mortgage through the Canada Mortgage and Housing Corporation’s Mortgage Loan Insurance Select program but are in need of contributions to assist with the down payment for the purchase.

THEREFORE BE IT RESOLVED:

- (a) That a forgivable loan in the amount of \$84,000 to 272 Caroline Street South Housing Co-operative Inc. (the “Co-op”) from the Ward 2 Special Capital Re-investment Reserve (108052) be authorized and approved, for the purpose of providing down payment assistance for the purchase of the property municipally known as 272 Caroline Street Hamilton and to be paid upon the closing of the sale of the Property to the Co-op upon subject to the satisfaction of the following conditions:
 - (i) the loan shall have a 20-year term;

- (ii) such affordability conditions in respect of: housing charges, co-op membership, and purchase price be determined by the General Manager of Healthy and Safe Communities;
 - (iii) that the loan not bear interest but if the Property is sold prior to the expiry of the term of the loan the City is paid a proportion of capital appreciation consistent with other down payment assistance programs administered by the City;
 - (iv) the loan be secured by a mortgage registered on title in a priority determined by the GM;
 - (v) such further terms and conditions as the GM considers appropriate and which are consistent with the Property being owned by a non-profit housing co-operative and consistent with other down payment assistance programs administered by the City; and
 - (vi) the Co-op enter into a loan agreement containing the aforesaid conditions in a form satisfactory to the GM;
- (b) That the General Manager of Healthy & Safe Communities be authorized and directed to enter into and execute the loan agreement together with any required ancillary documentation with 272 Caroline Street South Housing Co-operative Inc.

9. Access to Housing Staffing (HSC23036) (City Wide) (Item 14.1)

- (a) That the direction provided to staff in Closed Session, respecting Report HSC23036, Access to Housing Staffing, be approved; and,
- (b) That Report HSC23036, respecting Access to Housing Staffing, remain confidential.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

12. NOTICES OF MOTION

12.1 Affordable Housing at 272 Caroline Street South (Ward 2)

CHANGE TO THE ORDER OF ITEMS

Item 12.1, Affordable Housing at 272 Caroline Street South (Ward 2), will be discussed prior to the consideration of the Discussion Items (Item 10).

The agenda for the June 15, 2023 Emergency and Community Services Committee meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

Councillor M. Wilson declared a non-disqualifying interest in Item 12.1, Affordable Housing at 272 Caroline Street South (Ward 2), as her husband is CEO of Hamilton Community Foundation.

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

(i) May 18, 2023 (Item 4.1)

The Minutes of the May 18, 2023 meeting of the Emergency and Community Services Committee, were approved, as presented.

(d) STAFF PRESENTATIONS (Item 8)

(i) Hamilton's Plan for an Age-Friendly Community, 2022 Progress Report (HSC23034) (Item 8.1)

Lisa Maychak, Project Manager, Age Friendly City, Healthy and Safe Communities; Penelope Petrie, Chair of the Seniors Advisory Committee; Angie Armstrong, Chair of the Age-Friendly Governance and Collaborative Committees and Mary Burnett, Executive Director of the Alzheimer's Society addressed Committee respecting Hamilton's Plan for an Age-Friendly Community, 2022 Progress Report (HSC23034).

The Presentation respecting the Hamilton's Plan for an Age-Friendly Community, 2022 Progress Report (HSC23034), be received.

For disposition of this matter, refer to Item 1.

(e) MOTION (ITEM 11)

(i) Affordable Housing at 272 Caroline Street South (Ward 2)

WHEREAS, average rents in Hamilton have risen to \$1,142 for a 1-bedroom, \$1,334 for a 2-bedroom, and \$1,489 for a 3-bedroom (CMHC, October 2022);

WHEREAS, "no fault" eviction filings against Hamilton tenants for renovation, demolition, condominium conversion, and landlord's-own-use have more than doubled in the last ten years (Social Planning & Research Council, 2019);

WHEREAS, the average cost of constructing a new social housing unit is approximately \$500,000 to \$600,000 per unit, according to City staff, while the per-unit cost to acquire existing apartment buildings is \$150,000 to \$200,000, according to recent sales data for the Hamilton market (HSC23003(a));

WHEREAS, Hamilton lost 15,854 affordable rental units from the private market since 2011, according to City consultant Steve Pomeroy (“Toward a Sustainable Housing System in Hamilton”, March 9, 2023);

WHEREAS, 76% of Ward 2 residents are renters (25,000 people) and 48% of Ward 2 renters are paying unaffordable rents (Statistics Canada, 2016, cited in City of Hamilton Ward 2 profile);

WHEREAS, Council adopted the Housing and Homelessness Action Plan in 2020 (Appendix A to Report CS11017(d)) that aims to “retain the existing stock of community housing; affordable housing; and land dedicated to affordable housing” by “moderniz[ing] rules and regulations to minimize the number of private market affordable rental housing units lost to condominium conversions, demolitions, and other redevelopment initiatives”;

WHEREAS, Council adopted the Housing Sustainability and Investment Roadmap, 2023 (Appendix A to Report HSC23028) that highlights “Acquisition of Affordable Housing” as one of four pillars undergirding the strategy and identifies as a key action “engag[ing] with community partners, undertaking strategic acquisitions of ‘at-risk’ existing affordable housing units or existing affordable rental units that come up for sale”;

WHEREAS, 272 Caroline Street South is located in the Durand neighbourhood of Ward 2;

WHEREAS, the building contains 21 units, home to seniors, people with disabilities, families with young children, students, and working-class people, including four households who have lived in the building for more than 30 years;

WHEREAS, current rents are affordable and below market rates, with 60% of units below the Canada Mortgage and Housing Corporation’s affordable rent threshold of \$1,110 per month for the Hamilton CMA (CMHC, 2019);

WHEREAS, the landlord’s decision to list the building for sale threatened the housing security of the tenants and the long-term affordability of the rental units, should the building be purchased by an investment company;

WHEREAS, the residents of the building have incorporated as a not-for-profit housing co-operative and voted unanimously to purchase the building and convert it into a co-operative;

WHEREAS, the residents have the support of the Golden Horseshoe Co-operative Housing Federation and the Co-operative Housing Federation of Canada;

WHEREAS, the residents have entered into an agreement of Purchase and Sale with the landlord; and

WHEREAS, the residents have qualified for a mortgage through the Canada Mortgage and Housing Corporation's Mortgage Loan Insurance Select program but are in need of contributions to assist with the down payment for the purchase.

THEREFORE, BE IT RESOLVED:

- (a) That \$84,000 from the Ward 2 Special Capital Re-investment Reserve (108052) be contributed, upon the finalization of the agreement of purchase sale, to the down payment for tenants to purchase 272 Caroline Street South through their incorporated co-operative corporate entity 272 Caroline Street South Housing Co-operative Inc.
- (b) That the General Manager of Healthy & Safe Communities be authorized and directed to enter into an agreement with 272 Caroline Street South Housing Co-operative Inc. that the project be operated as a non-profit with subsidized and below-market rents, and approve and execute all required agreements and ancillary documents with such terms and conditions in a form satisfactory to the City Solicitor.

That sub-sections (a) and (b) be deleted in their entirety, and replaced with the following:

- (a) ***That a forgivable loan in the amount of \$84,000 to 272 Caroline Street South Housing Co-operative Inc. (the "Co-op") from the Ward 2 Special Capital Re-investment Reserve (108052) be authorized and approved, for the purpose of providing down payment assistance for the purchase of the property municipally known as 272 Caroline Street Hamilton and to be paid upon the closing of the sale of the Property to the Co-op upon subject to the satisfaction of the following conditions:***
 - (i) ***the loan shall have a 20-year term;***
 - (ii) ***such affordability conditions in respect of: housing charges, co-op membership, and purchase price be determined by the General Manager of Healthy and Safe Communities;***
 - (iii) ***that the loan not bear interest but if the Property is sold prior to the expiry of the term of the loan the City is paid a proportion of capital appreciation consistent with***

other down payment assistance programs administered by the City;

(iv) the loan be secured by a mortgage registered on title in a priority determined by the GM;

(v) such further terms and conditions as the GM considers appropriate and which are consistent with the Property being owned by a non-profit housing co-operative and consistent with other down payment assistance programs administered by the City; and

(vi) the Co-op enter into a loan agreement containing the aforesaid conditions in a form satisfactory to the GM;

(b) That the General Manager of Healthy & Safe Communities be authorized and directed to enter into and execute the loan agreement together with any required ancilliary documentation with 272 Caroline Street South Housing Co-operative Inc.

For further disposition, refer to Item 8.

(f) NOTICE OF MOTION (ITEM 12)

(i) Affordable Housing at 272 Caroline Street South (Ward 2)

The Rules of Order were waived to allow for the introduction of a Motion respecting Affordable Housing at 272 Caroline Street South (Ward 2).

For further disposition, refer to Item 8.

(g) PRIVATE & CONFIDENTIAL (Item 14)

The Committee move into Closed Session to discuss Item 14.1 respecting Access to Housing Staffing (HSC23036), pursuant to Section 9.1, Sub-section (b) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-section (b) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to personal matters about an identifiable individual, including City or local board employees.

(i) Access to Housing Staffing (HSC23036) (City Wide) (Item 14.1)

For further disposition, refer to Item 9.

(h) ADJOURNMENT (Item 16)

There being no further business, the Emergency and Community Services Committee adjourned at 3:55 p.m.

Respectfully submitted,

Councillor B. Clark
Chair, Emergency and Community Services
Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk