



CITY OF HAMILTON
HEALTHY AND SAFE COMMUNITIES DEPARTMENT
Housing Services Division

TO:	Chair and Members Emergency and Community Services Committee
COMMITTEE DATE:	August 17, 2023
SUBJECT/REPORT NO:	Service Manager Consent for Stoney Creek Community Homes Inc. to Encumber 110 Stoneybrook Drive (HSC23051) (Ward 10)
WARD(S) AFFECTED:	Ward 10
PREPARED BY:	Carin Finch (905) 546-2424 Ext. 4873 Brian Kreps (905) 546-2424 Ext. 1782
SUBMITTED BY:	Michelle Baird Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	

RECOMMENDATION

That Service Manager Consent under the *Housing Services Act, 2011*, be granted to Stoney Creek Community Homes Inc.'s request to encumber its housing asset located at 110 Stoneybrook Drive in Stoney Creek.

EXECUTIVE SUMMARY

Stoney Creek Community Homes Inc. (Stoney Creek Homes) proposes to enter into a repayable loan agreement with Canada Mortgage and Housing Corporation through the National Housing Co-Investment Fund for repairs to their property at 110 Stoneybrook Drive in Stoney Creek. The loan totals \$2,293,718.00. Stoney Creek Homes is committing \$500,000.00 from their own Capital Reserves to the project. This loan will be used to upgrade the building with energy efficient windows and doors, and to modify two common washrooms, and one unit to be completely barrier free.

Under the *Housing Services Act, 2011*, Service Manager consent is required to encumber housing projects transferred as social housing by the Province to municipalities.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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Financial: There are no financial implications with Report HSC23051

Staffing: There are no staffing implications with Report HSC23051

Legal: The *Housing Services Act, 2011* requires the consent of the Service Manager before Stoney Creek Community Homes Inc. can encumber the asset.

HISTORICAL BACKGROUND

110 Stoneybrook Drive is a Municipal Non-Profit project owned by Stoney Creek Homes. It consists of 60 units (30 in the west wing, and 30 in the east wing) with the building mandate as Seniors. The mortgage ended April 1, 2021 and the City of Hamilton currently provides rent supplements to 30 of the units.

On April 14, 2021, there was a fire at 110 Stoneybrook Drive. Eighteen units were severely damaged by fire and water. Tenants from all 30 units in the west wing of the building were displaced for a prolonged period of time. Most displaced tenants were temporarily re-housed in vacant units managed by Stoney Creek Homes or other social housing providers.

The building has been under restoration. Due to Covid delays the restoration has taken longer than anticipated. They now have a date of completion for September 1, 2023. With the restoration of the west wing units a number of energy efficiency upgrades have been completed.

Stoney Creek Homes is taking the opportunity to upgrade the 30 units in the building's east wing. They have been approved through the Canada Mortgage and Housing Corporation's Co-investment fund for a repayable loan in the amount of \$2,293,718.00. This will be used to install the same energy efficient windows, balcony doors and heat pumps which will also supply air conditioning that were installed in the west wing. They will also install a heat pump in the common room shared by both wings. It will also be used to retrofit the 2 common area washrooms, as well as one unit to be completely barrier free.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Under the *Housing Services Act, 2011*, Service Manager consent is required to encumber housing projects transferred as part of the devolution of social housing by the Province to municipalities.

RELEVANT CONSULTATION

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Stoney Creek Homes has provided all the relevant supporting documentation.

Legal Services has reviewed this report and the documents from Canada Mortgage and Housing Corporation.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Service Manager consent for Stoney Creek Homes request for Service Manager consent to encumber its housing asset located at 110 Stoneybrook Drive in Stoney Creek is recommended as it would facilitate the east wing of the building becoming more energy efficient. This will also allow for all 60 of the units to have efficient heat and air conditioning, and will allow the two common washrooms, and one unit to become completely barrier free.

Stoney Creek Homes will be able to service this debt within their existing revenues and no levy funding is required. This represents an opportunity to leverage Stoney Creek Homes' equity in its property at 110 Stoneybrook Drive and Canada Mortgage and Housing Corporation's funding programs to improve aging housing stock.

ALTERNATIVES FOR CONSIDERATION

None applicable

APPENDICES AND SCHEDULES ATTACHED

None