



Hamilton

# DEVELOPMENT INDUSTRY LIAISON GROUP

HOUSING SECRETARIAT UPDATE

Monday September 11, 2023

# Housing Sustainability and Investment Roadmap

- “Whole of Hamilton, whole of City government” response to our current housing crisis
- Affordable market, below-market, community, non-market, public and subsidized housing
- Four pillars: construction, acquisition, and retention of affordable housing units, as well as the increased provision of housing-based supports



# Housing Sustainability and Investment Roadmap

The scope of the Roadmap includes affordable market, below-market, community, non-market, public and subsidized housing and it focuses on the urgent actions needed to accelerate and coordinate activities related to four pillars.

## **New Construction:**

One of the most challenging pillars to address due to issues such as rising construction costs and increasing interest rates but it is still a key component to addressing the housing challenge

## **Acquisition:**

Acquiring existing rental investment properties slows the erosion of modest-rent units, which is happening at a substantial pace. Due diligence is required to maximize opportunities to continue to offer affordable rents.

## **Maintain/Preserve:**

One of the ways to improve community housing vacancy rates is to repair offline units. These repairs will also allow increased number of individuals to be housed through the Access to Housing (ATH) waitlist.

## **Supports:**

Availability and adequacy of income-based and personal supports is one of the most important tools to end chronic homelessness.

## Establish Affordable Housing Secretariat

- Director, Community Special Advisor, Program Coordinator
- Develop key relationships and support identified initiatives across City divisions and community partners; implement Roadmap governance
- Work with Canadian Housing Evidence Collaborative to develop logic model and evaluation framework and engage in ongoing advisory function



## Develop a five-year financing strategy

- Develop a five-year financing strategy for the Housing Sustainability and Investment Roadmap, inclusive of identifying funding sources and innovative financing models and leveraging risk to deliver on program goals.



## Develop Government Relations Strategy

- Leverage municipal investments with federal/provincial
- Advocate for increased funding for homelessness and housing
- Develop robust priority list and actions



### Status:

- Term of Council Priorities, Postcard, Media
- Mayor's Office – Tour, Roundtables, Advocacy, AMO, FCM



## Provide recommendations for delegated authorities

- Focus on nimble implementation
- The Secretariat report back on any required delegated authorities to improve effectiveness and efficiency implementing the Roadmap initiatives




### Status:


- Delegated Authority omnibus report in late September



## Transit-Oriented Affordable Housing Lab

- Participate in Hamilton's Transit-Oriented Affordable Housing Lab, to develop innovative financing models and maximize funding pathways to CMHC 
- Partners:
  - Social Innovation Canada, Canada Mortgage and Housing Corporation, Federation of Canadian Municipalities, Hamilton Community Foundation

### Status:

- Two Group sessions held. CMHC preparing ask for \$2M for project as pilot to move projects forward.
- Meeting with Executive Sponsors Sept 9<sup>th</sup> 





**Review policies, incentives, and proposed regulatory changes to support target of 350 moderately affordable units annually.**

- Develop and implement a promotion strategy, alignment of incentives for construction of affordable housing, ensure successful construction projects, collaborate with Indigenous organizations.
- Few, if any, financial subsidies.



### Status:

- ADU's, Four-plex's
- West End Homebuilder's Roundtable
- Non-profit's Scattered Unit Conversion:
- \*\*Student Housing for next year\*\*



## Assess City-owned properties for possible intensification

- Initiate a full assessment of City-owned properties
- Identify opportunities for integrated development
- Prepare to identify and purchase parcels of land



### Status:

- Sept 20<sup>th</sup> Report to Committee:
  - Workplan for all properties
  - Disposition Strategy for 6 properties as a start



New  
Construction

Maintain/  
Preserve

# First Year Priorities

## Asset Rationalization/Assessment of Social Housing

- Support social housing providers to complete asset rationalization leading to a multi-year capital plan related to intensification and asset renewal for the current social housing stock.



### Status:

- Complete outstanding Building Condition Assessments
- Review findings, and consider additional needs re: intensification/renewal



## Develop a City-led Tenant Response Team

- Collaborate with community organizations and City divisions to identify existing tenant resources and supports
- Build a city-wide response to addressing tenant concerns and issues that can pro-actively address landlord tenant issues and stabilize tenancies.



### Status:

- August 18<sup>th</sup> Approved by Council: \$1.2M – enhance Tenant Defense Fund & Creation of City-Led Team to Address Tenant Issues and Renovictions (strong council support)



## Create an Acquisition Assistance Fund with community partners:

- Partnerships with Social Enterprise Capital and collaboration with the philanthropic sector
- Explore governance models to leverage resources coupled with nimble decision-making



### Status:

- Rental Rescue Pilot Opportunity
- Draft Acquisition Strategy currently under review (City purchase portion of equity)
- Hamilton Community Foundation Review



# First Year Priorities

**Invest in enhancements to the homelessness service sector and housing supports, including work further upstream.**

- Maximize 2023 increases to existing provincial and federal funding programs within Housing Services Division Budget
- Invest further upstream by creating a new Municipal Housing Benefit



## Status:

- Encampment Protocol & HATS
- Emergency Response In-Year and Budget
- 166 Rent Supps as HSIR, 333 additional requested
- Best use of RGI



# First Year Priorities

## Work with upper levels of government to create 200 permanent supportive housing units.

- Continue to collaborate with health and human service partners to advocate for supportive housing
  - Purpose-built units for 10-15 people per site with highly complex needs who are experiencing chronic homelessness
  - Develop new strategies to provide intensive case management and daily living supports to people experiencing chronic homelessness.



### Status:

- Hamilton is Home Supportive Housing Postcard
- Look for newly constructed units and add existing supports
- Residential Care Facility Modernization
- Dependent on Prov/Fed Funding, Establish Municipal Fund





# 2024 At A Glance

## New Construction:

- Units currently funded
- Focus on Indigenous projects
- ADU/Fourplex Promo strategy
- Planning Incentive package
- Moderately affordable units
- Integrated development opportunities
- City-owned parcels

## Acquisition:

- Finalize Acquisition Strategy
- Adjacent properties to maximize existing projects
- Readiness

## Maintain/Preserve:

- Tenant Protection Policies
- Rent supp Expansion
- BCA's for Social Housing
- Non-profit access to equity strategies
- Best use of RGI units

## Supports:

- Supportive Housing Units completion
- Supportive Housing Catalyst Fund
- Shovel Ready Supportive Housing units
- RCF Modernization
- Coord of supports with new housing





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QUESTIONS?