



Hamilton

HOUSING SUSTAINABILITY & INVESTMENT ROADMAP
2023 ANNUAL UPDATE AND 2024 OBJECTIVE SETTING

Recommendations for Council

1. That the Housing Secretariat Division 2023 update of progress on the first seven months of the Housing Sustainability and Investment Roadmap attached as Appendix “A” to Report HSC23028(b)/FCS23055(a)/PED23099(b) be received;
2. That the proposed Housing Secretariat Division 2024 Program of Work for the Housing Sustainability & Investment Roadmap (HSIR) attached as Appendix “B” to Report HSC23028(b)/FCS23055(a)/PED23099(b) be received;
3. That staff be directed to develop an intake process for receiving, evaluating and prioritizing applications to create additional units of affordable and supportive housing projects for any available City funding, including, but not limited to: the proceeds from the sale of some surplus City-owned properties identified, as recommended in the Properties and Process for Disposition of Land for Affordable Housing Report (PED17219); any available funds through the Housing Accelerator Fund, any funds available in the Affordable Housing Funding Program Reserve Fund; and based on the process and criteria outlined in Appendix “C”, report back to GIC with the results of the intake process.

Housing Secretariat Division

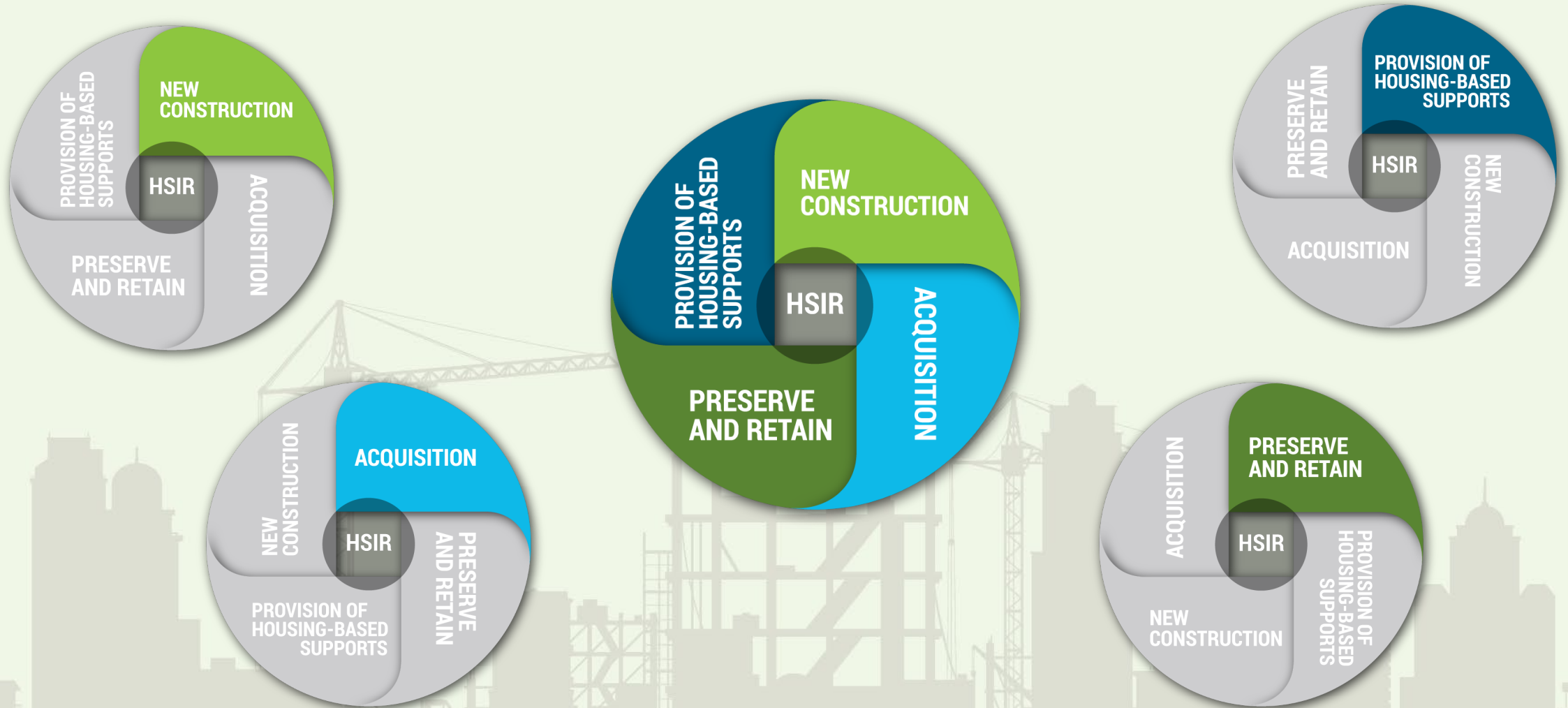
The newly formed Housing Secretariat Division of the City of Hamilton embraces a “Whole of Hamilton” approach to identify and facilitate housing solutions that result in safe, affordable, rental, and ownership housing for lower-income residents.

The Principles for the Housing Secretariat:

1. Each sector has a different role and unique opportunities to contribute to improved outcomes
2. Action-oriented and prioritize immediate and near-term actions
3. Leverage our collective efforts to optimize resources, investments, and outcomes
4. Courageous, honest, and accountable to working in new ways
5. Shared vision and commitments
6. Build capacity for increased expertise to create and maintain affordable housing

Housing Secretariat Division

The Roadmap focuses on four pillars of activity:

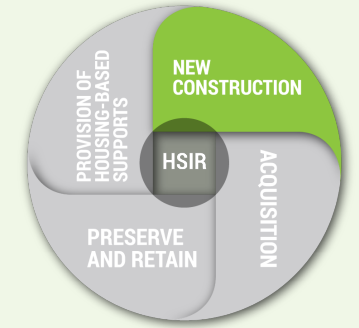
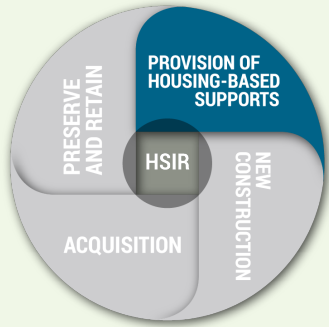


Housing Secretariat Division

HSIR Governance Structure



Achievements, New Construction (Since January 2021)



- **268** new non-profit affordable housing units
 - **42** more coming in Q2 of 2024
- **318** new supportive housing units
 - **42** coming in Q2 of 2024
- Over **600** Accessory Dwelling Units
- As-of-Right **Fourplexes** (where no Secondary Plan)
- **Upzoning** Transit Corridors
- **Housing Accelerator Fund**



Key Achievements - Preservation

Whole-of-Hamilton Approach

- Increased funding for **Tenant Defense Fund**
- **476** rent-geared-to-income units will be repaired and brought back on-line
- **166** new housing allowances
- Renewal of **146** CityHousing Hamilton Units
- Consideration of innovative By-laws to **prevent renovations**
- Strengthened **Vital Services and Safe Apartments** By-laws
- Passage of **restrictions on short-term rentals**
- **Rental Protection** By-Law coming Q1, 2024

2024 Objectives of the Roadmap



Priority:

1. Continue implementation of 2023 work. Take advantage of emerging opportunities.
2. Prioritize government relations strategy and capacity.
3. Encourage 125% average market rent (moderately affordable) – Housing Accelerator Fund, student housing, four-plex conversion.
4. Finalize and report back on an Acquisition Strategy.
5. Complete Building Condition Assessments and develop a 10-year renewal strategy for non-profit housing.
6. Maintain and preserve at-risk affordable housing units. Monitor implementation of by-laws and consider additional policies. Include provincial and federal policy recommendations in government relations strategy.
7. Develop and implement a communications plan with Corporate Communications to coordinate progress on the Roadmap.

AFFORDABLE HOUSING DEVELOPMENT PROJECT STREAM



Affordable Housing Development Project Stream



In partnership between the Housing Secretariat Division and the Planning & Economic Development Department

- A clear and consistent process to allocate funding.
- Organize new affordable housing construction projects on an annual basis
- Enhanced program delivery, accessibility, and reaching equity-deserving groups
- Provide equal opportunity for all affordable housing developers to pursue available funding
- Application to go live online via the Housing Secretariat's website in early December





Project



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- 1 Does the project and its prioritized population align with efforts to end chronic homelessness, encampments, and coordinates access priorities in the City of Hamilton?
- 2 What is the cost from the current project status to shovel-ready?
- 3 What is the number of households that will be taken from a City recognized waitlist for tenancies in the new development?
 - And please specify the waitlist impacted.
- 4 What is the current walk score to amenities (schools, grocery stores, bus stops, parks, etc.) for this project?
- 5 How does the percentage of energy reduction compare to the standard baseline, as specified in the National Energy Code?
- 6 How does the percentage of Greenhouse Gas reduction compare to the standard baseline, as specified in the National Energy Code?



Project



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- 1 Does this project comply with the City of Hamilton Official Plan?
 - Do the project documents clearly demonstrate the project's readiness to advance?
- 2 Does the project comply with all applicable zoning By-law requirements?
 - Do the project documents clearly demonstrate the project's readiness to advance?
- 3 Does the project documentation verify that the project has final site plan approval (if required)?
- 4 Does the project documentation verify that the building permit is close to ready but has not yet been obtained?
- 5 What stage is the project funding application or request process currently in?
- 6 What is the percentage of AODA-compliant units within the project plan?

General



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- 1 Has your organization maintained a solid financial standing for the past three consecutive years?



Hamilton

THANK YOU