



Hamilton

AFFORDABLE HOUSING DEVELOPMENT PROJECT STREAM  
HOUSING SECRETARIAT  
(HSC23028(D) / FCS23055(B) / PED23099(D))

June 5, 2024

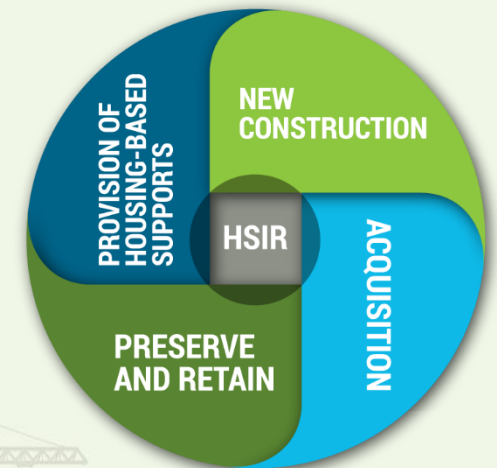
# Agenda

1. Background on the Housing Sustainability and Investment Roadmap
2. Affordable Housing Development Project Stream Program and Process
3. Recommendations
4. Next Steps

# 1. Context

## Housing Sustainability and Investment Roadmap 2024

1. Develop capacity within the Housing Secretariat Division
2. Expand Governance Structure to include Indigenous Stakeholders
3. Acquisition and Finance Strategy
4. Government Relations Strategy
5. Communications and Engagement Plan
6. Implementation & Reporting for Housing Accelerator Fund (HAF) & the Affordable Housing Development Project Stream



# 1. Context

## City of Hamilton Unit Targets

Program	# of Units/Year 2024	# of Units/Year 2025	# of Units/Year 2026
10-Year Housing and Homelessness Action Plan – Affordable Units (80% AMR)	350	350	350
Housing Sustainability and Investment Roadmap – Moderately Affordable (125% AMR)	350	350	350
Housing Accelerator Fund – Affordable Units (100% AMR)	200	200	200
<b>TOTAL AFFORDABLE UNITS</b>	900	900	900
Supportive Housing Multi-year Municipal Commitment (subsidized)	200		

# 2. Affordable Housing Development Project Stream Overview

## *The Project Stream is...*

- ✓ Supporting non-profit and charitable housing providers
- ✓ Facilitating construction readiness
- ✓ Leveraging municipals tools to reduce barriers
- ✓ Demonstrating innovation, efficiency, and transparency
- ✓ Advocating to other orders of government
- ✓ Cultivating new partnerships and collaborations
- ✓ Holding the City accountable



# 2. Affordable Housing Development Project Stream

## Preliminary Results

### Q1 2024 intake

- ✓ **27** Projects submitted
- ✓ Potential to construct **1,620** affordable and supportive housing units
- ✓ Variety of unit types and target populations served
- ✓ Not saying “no”, saying “yes, and...”



# 2. Affordable Housing Development Project Stream Evaluation Process

- Predicated on HSIR, HHAP, & Term of Council priorities
  - Price Per Point benchmark methodology (75% - can exceed)
  - 10-point scale for weighted criteria
    - Alignment with City of Hamilton Priorities: 20%
    - Alignment with the Official Plan and relevant by-laws: 35%
    - Budget and sustainability plan: 35%
    - Project implementation and management: 10%



# Recommendations





# 3. Recommendations

## (a) Approve Program Document

- Process for receiving, evaluating, and prioritizing applications to create additional units of affordable and supportive housing projects
- Applies to all non-profit and charitable applicants, program coordinators, evaluation committee and Council's delegated authority
- Communicated through internet/intranet and directly to stakeholders



# 3. Recommendations

## (b) Authorized to Execute and Administer Program

- Enhance Housing Policy and Relations section of Housing Secretariat to develop:
  - Internal policies for Division
  - Government Relations Strategy
  - Affordable housing incentives
  - Community engagement and public affairs strategy
- Executing and monitoring deliverables
- Executing and monitoring agreements (with involvement from Legal Services Division)



# 3. Recommendations

## (c) Delegated Authority, Financial Commitments

Municipal				Federal (CMHC)
Affordable Housing Reserve Fund	Affordable Housing Property Disposition Reserve	Supportive Housing Account	Non-Profit Planning Application Fee Waivers	Housing Accelerator Fund
<ul style="list-style-type: none"> <li>- Est. Jan 2023 to support completion of Rapid Housing Initiative and affordable housing projects</li> <li>- \$4M annual allocation + up to 45% of HAF surplus funding</li> <li>- Non-profits only, must support HHAP</li> </ul>	<ul style="list-style-type: none"> <li>- Authorized to develop in 2018</li> <li>- Net sale of properties used for affordable housing</li> <li>- Delegated authority to GM in 2024</li> </ul>	<ul style="list-style-type: none"> <li>- Advanced multi-year commitment (\$10.33M /year x 3 years)</li> <li>- 200 supportive housing units</li> <li>- COVID-19 reserve</li> <li>- By-Name Priority List (Housing Services)</li> </ul>	<ul style="list-style-type: none"> <li>- Adopted 2016, non-profit housing eligible for (Planning Application) fee waivers</li> </ul>	<ul style="list-style-type: none"> <li>- HHCIP Housing Action Plan</li> <li>- \$93.5M</li> <li>- 2,675 net new units by 2026</li> <li>- 3 direct building incentives</li> <li>- Permits surplus funding</li> </ul>

# 3. Recommendations

## (d) Program Revisions

- Affordable Housing Development Project Stream designed and developed within Housing Secretariat
- Ongoing documentation of challenges, barriers, and lessons learned
- Ongoing communication with GM of Finance
- Housing Secretariat must remain nimble and responsive to evolving nature of housing crisis



# 3. Recommendations

## (e) Revise Funding Guidelines

- Affordable Housing Fund Program Guidelines dictate use of Affordable Housing Fund Program Reserve (\$4M/year + 45% HAF surplus)
- Proposed amendments will eliminate barriers to allocating funding to eligible projects:
  - Issuance of Municipal Contribution Agreements vs. forgivable loans.
  - Proposals are evaluated through the Project Stream and not a Request for Proposals process.
  - The term of affordability is specified as 40 years or longer at 80% AMR.



# UPCOMING COMMITTEE & COUNCIL REPORTS



**June 19:** Information Report on approved projects for 2024.

**Quarterly** confidential information updates on approved projects to Council & Mayor.

**October 2024 (annual report):** Report on progress reaching Housing Sustainability and Investment Roadmap objectives.



Hamilton

THANK YOU