

CITY OF HAMILTON MOTION

Council Date: November 13, 2024

MOVED BY COUNCILLOR J.P. DANKO.....

SECONDED BY COUNCILLOR N. NANN.....

Amendment to Item 8 of the Emergency and Community Services Committee Report 22-012, respecting Approaches to Addressing the Challenges of Financing for Non-profit Housing Developments in Hamilton (HSC22050/FCS22073) (City Wide) (Item 10.4), which was approved by Council on August 12, 2022

WHEREAS, the Development Charges By-law 19-142 has been updated to include Development Charge Exemptions for eligible non-profit organizations developing affordable housing;

WHEREAS, amendments are required due to the updates that have been made to the Development Charges By-law 19-142, since the original report was considered by Council on August 12, 2022; and

WHEREAS, the Provincial update, no longer requires the City of Hamilton to obtain an equity contribution in the form of a forgivable loan agreement to cover the Development Charges.

THEREFORE BE IT RESOLVED:

That Item 8 of the Emergency and Community Services Report 22-012 respecting Approaches to Addressing the Challenges of Financing for Non-profit Housing Developments in Hamilton (HSC22050/FCS22073) (City Wide), be **amended** as follows:

8. Approaches to Addressing the Challenges of Financing for Non-profit Housing Developments in Hamilton (HSC22050/FCS22073) (City Wide) (Item 10.4)

(a) That respecting the request for waiver of Development Charges for 60 Caledon:

~~(i) That, in order to provide an equity contribution toward the development of the affordable housing project at 60 Caledon Avenue, the City enter into a forgivable loan agreement with Caledon Community Collaborative LP (CCC) in an amount equal to the municipal development charges for residential dwelling units, to be assessed at the time of building permit issuance, on such terms and conditions set out in the Terms Sheet attached as Appendix "A" to Report HSC22050/FCS22073 in a form satisfactory to the City Solicitor;~~

- ~~(ii) — That and the General Manager of Healthy and Safe Communities or their designate, be authorized and directed to execute and administer the agreement and any ancillary agreements in a form satisfactory to the City Solicitor;~~
- ~~(iii) — That the forgivable loan be funded via an internal loan from the Investment Stabilization Reserve (#112300) to be repaid from the annual Housing Services tax supported operating budget over a term of 20 years at an annual interest rate of 4.25%, resulting in a net tax levy impact of approximately \$570,400 beginning in 2024;~~
- (i) That a Municipal Housing Project Facilities By-Law, attached as Appendix “B” to Report HSC22050/FCS22073, be approved;
- ~~(v) — That the Loan Agreement provided in Recommendation (a) to Report HSC22050/FCS22073 be approved as a municipal housing project facility agreement in accordance with the City of Hamilton Municipal Housing Facilities By-law #16-233; and,~~
- (ii) That the Clerk be authorized to give written notice of the Municipal Housing Project Facilities By-law to the Minister of Finance;
- (b) That respecting viable options for other affordable housing projects, staff report back as part of the 2023 Tax Operating Budget with program guidelines and a financing strategy for a program to provide financial assistance to affordable housing developments by non-profit developers to replace the existing approach of exempting development charges through the Development Charges By-law 19-142; and,
- (c) That Council, given the significant financial pressures facing the City of Hamilton related to supporting new affordable housing developments, continue to advocate with the Federal and Provincial governments to secure new funding to support affordable housing and express the financial burden affecting the City of Hamilton taxpayers;
- (d) ***That the forgivable loan to the Caledon Community Initiative LP in the amount of an estimated \$9.1 million to offset the municipal development charges, and approved by Council in Report HSC22050/FCS22073, be cancelled, as the municipal development charges no longer apply to the project; and***
- (e) ***That the General Manager of Finance and Corporate Services reflect these changes, including their impact on the tax supported operating budget, in the annual budget processes.***

Main Motion, ***As Amended***, to read as follows:

8. **Approaches to Addressing the Challenges of Financing for Non-profit Housing Developments in Hamilton (HSC22050/FCS22073) (City Wide) (Item 10.4)**
- (a) That respecting the request for waiver of Development Charges for 60 Caledon:
 - (i) That a Municipal Housing Project Facilities By-Law, attached as Appendix “B” to Report HSC22050/FCS22073, be approved; and
 - (ii) That the Clerk be authorized to give written notice of the Municipal Housing Project Facilities By-law to the Minister of Finance;
 - (b) That respecting viable options for other affordable housing projects, staff report back as part of the 2023 Tax Operating Budget with program guidelines and a financing strategy for a program to provide financial assistance to affordable housing developments by non-profit developers to replace the existing approach of exempting development charges through the Development Charges By-law 19-142; and,
 - (c) That Council, given the significant financial pressures facing the City of Hamilton related to supporting new affordable housing developments, continue to advocate with the Federal and Provincial governments to secure new funding to support affordable housing and express the financial burden affecting the City of Hamilton taxpayers.
 - (d) ***That the forgivable loan to the Caledon Community Initiative LP in the amount of an estimated \$9.1 million to offset the municipal development charges, and approved by Council in Report HSC22050/FCS22073, be cancelled, as the municipal development charges no longer apply to the project; and***
 - (e) ***That the General Manager of Finance and Corporate Services reflect these changes, including their impact on the tax supported operating budget, in the annual budget processes.***