



Hamilton

HOUSING SUSTAINABILITY AND INVESTMENT ROADMAP 2024 ANNUAL UPDATE AND 2025 OBJECTIVE SETTING

General Issues Committee

November 20, 2024

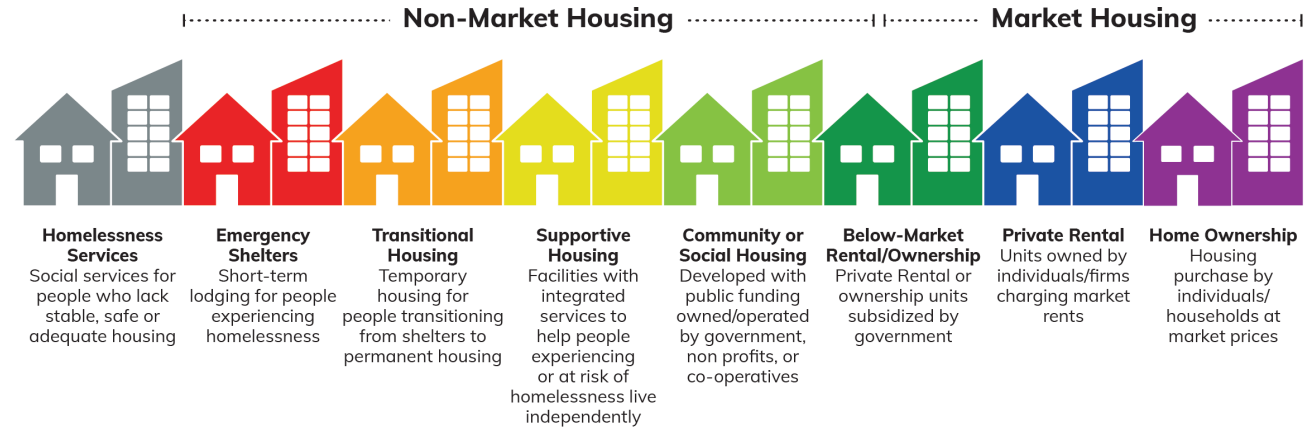
Agenda

1. Introduction - Investment in Housing
2. 2024 Achievements : Whole of Hamilton
3. Recommendations
4. Affordable Housing Development Project Stream
5. Housing Accelerator Fund
6. Finance and Acquisition Action Plan
7. Housing Needs Assessment
8. 2025 Program of Work

Housing Sustainability & Investment Roadmap

Acknowledgments

- Steering Committee
- Advisory Committee
- Hamilton is Home
- Hamilton Community Foundation
- Canadian Housing Evidence Collaborative (CHEC)



Four Pillars of the Roadmap

New construction



- Build affordable units
- Identify land and integrated developments
- New financing strategies

Acquisition of at-risk affordable housing



- Strategic purchase of “at-risk” affordable market units
- Business cases analysis for land and/or under-utilized buildings
- Create Acquisition Assistance Fund

Preservation of existing affordable housing



- Repair existing RGI units
- Create Portable Housing Allowances
- Policies to protect market rental units

Increasing the provision of housing-based supports



- New supportive housing units
- Increase supports for people with high acuity needs
- Invest in ending chronic homelessness
- Transform the RCF system to meet tenant needs

Unit Targets

Affordable Housing

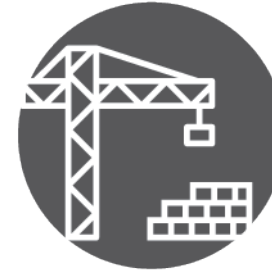
10-Year Housing and Homelessness Action Plan
350 affordable units at 80% AMR

Housing Sustainability and Investment Roadmap
350 moderately affordable units at 125% AMR

Housing Accelerator Fund
200 affordable units at 100% AMR

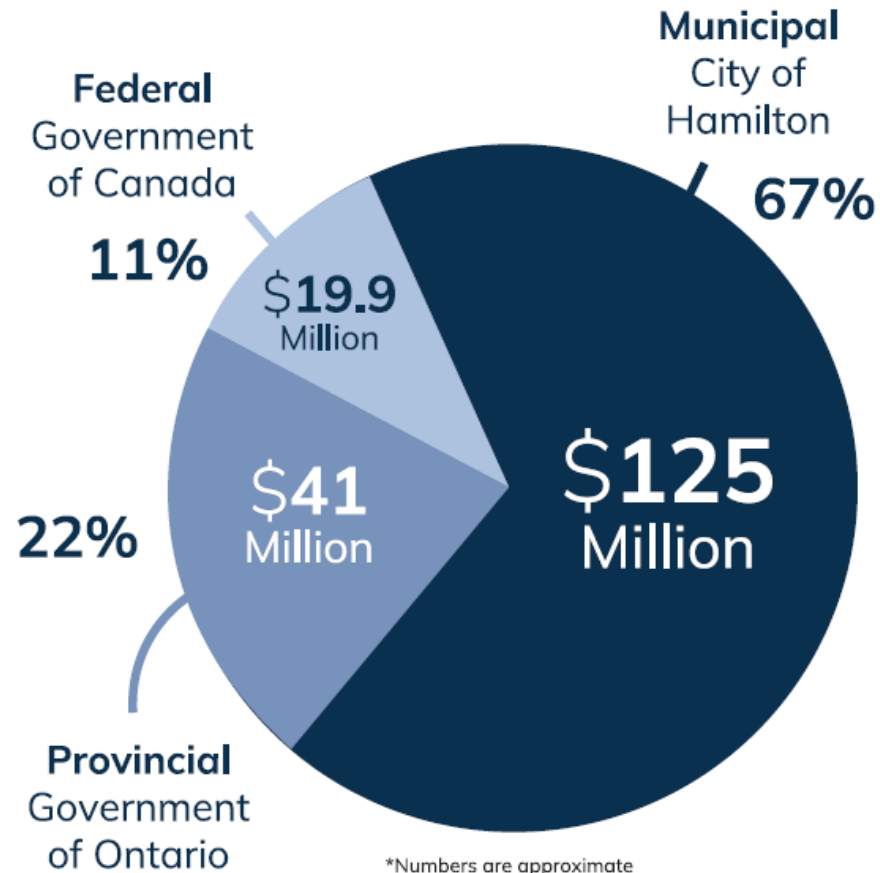
Supportive Housing

200 units over three years



Investments in Housing

Total Investments **\$185.9 Million**



Hamilton's Investment Areas



Affordable Housing
\$21.3 Million



Tenant Supports
\$23.6 Million



Social Housing
\$93.6 Million



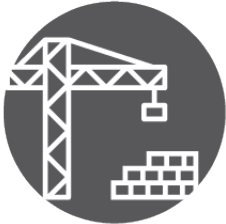
Shelters
\$39.1 Million



Encampments
\$8.3 Million

2024 Achievements

1. New Construction



2. Acquisition of at-risk affordable housing



3. Preservation of existing affordable housing



4. Increasing provision of housing-based supports



WHOLE OF HAMILTON

Housing supports



Housing services



Tenant and landlord resources



Preventing and ending homelessness



2024 Achievements

New Construction

Additional Dwelling Units

- 225 January to June 2024 (appox.)

Affordable Housing

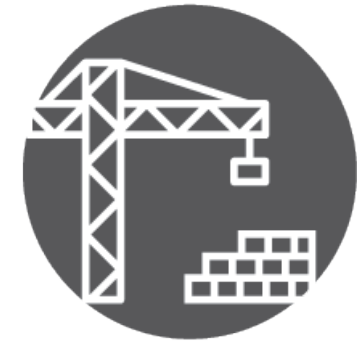
- CityHousing Hamilton Corporation (106 Bay St. North): 55 units

Student Housing

- McMaster's Graduate Student Residence: 453 units / 644 beds
- Mohawk College's Linden Hall: 150 units / 300 beds

Upcoming

- Acorn Flats: 23 units
- Victoria Park Community Homes: 261 units
- Hamilton East Kiwanis: 124 units
- CityHousing Hamilton Corporate (55 Queenston Rd & 1620 Main St. E): 82 units
- McMaster's Lincoln Alexander Hall: 1,366 beds (student housing)



2024 Achievements

Preserve and Retain (Ongoing)

- 1,913 rental units



Housing Based Supports

- CityHousing Hamilton/Indwell (King William): 24 units
- St. Matthew's House: 15 units (2025 occupancy)
- Sacajawea: 40 units (upcoming)



2024 Achievements

Housing Secretariat

- Organizational structure
- Community and industry partnerships
- Transit-Oriented Affordable Housing Fund
- Relationship with indigenous stakeholders
- Delegated authorities



2024 Achievements

CityHousing Hamilton Corporation

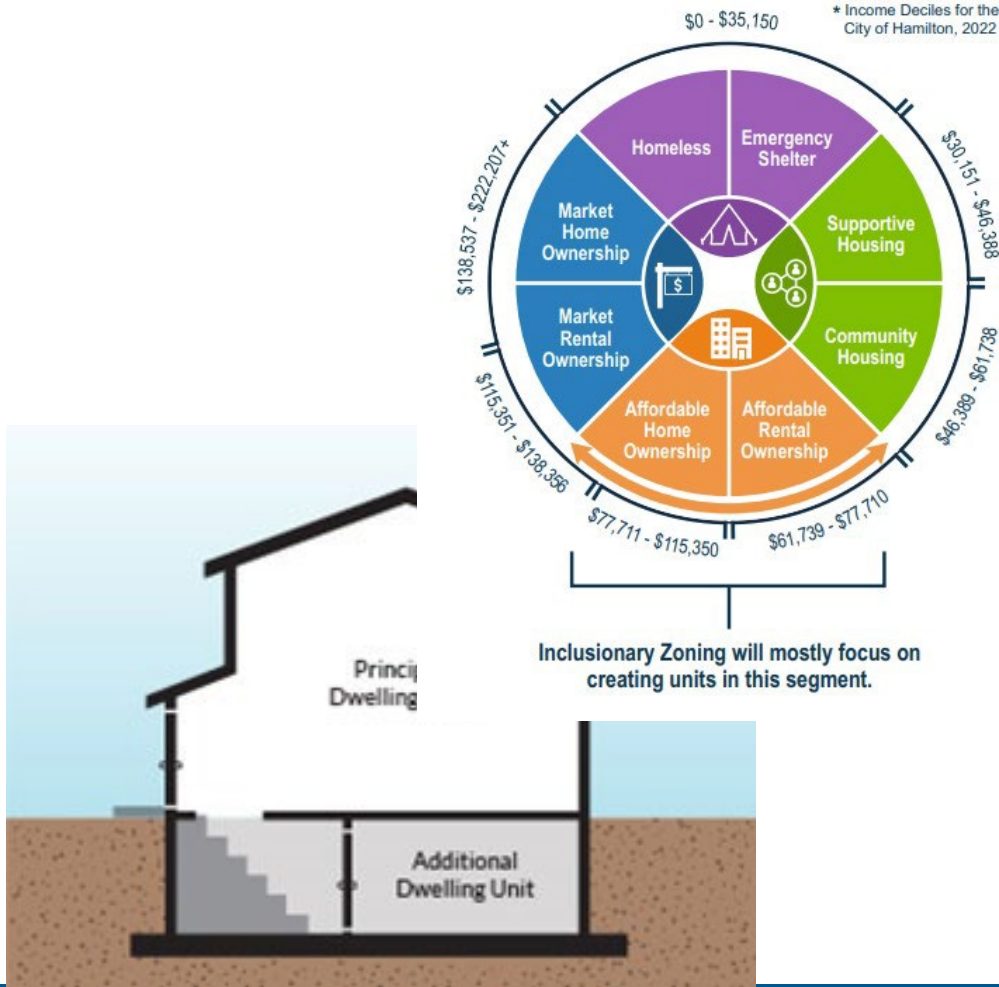
- September 30 data:
- 397 homes were repaired and occupied with additional funding support from the City of Hamilton. On track to complete 476 home repairs.
- 604 households housed year-to-date.
- Reduced attritional vacancy rate from 9.07% (March 2023) to 3.68% (Sep. 2024). On track to reach 2% rate by end of 2024.



2024 Achievements

Sustainable Communities

- Inclusionary Zoning Market Feasibility Study and Major Transit Station Areas
- Rental Housing Protection By-Law and Policy Review
- Additional Dwelling Unit Zoning Permissions
- Residential Zones Project
- Updates to Low Density Residential designations



2024 Achievements

Licensing and By-Law Services

- Approval of the Hamilton Apartment Rental Program
 - First in Ontario, Renovation Licence and Relocation By-law
 - Safe Apartment Buildings By-law
- Rental Housing Licensing Pilot
 - Wards 1, 8, and part of 14
 - Two-year pilot program to conclude December 31, 2025



2024 Achievements

Communications and Engagement

- “Whole of Hamilton Housing Approach” dedicated webpage (www.hamilton.ca/housinginvestments)
- Public communication on the Affordable Housing Development (ADH) Project Stream
- Communications campaign for the Housing Accelerator Fund program, including print and digital media, radio ads, and social media outreach



- Shovel-Ready Affordable Housing Tour with Paul Calandra, Ontario's Minister of Municipal Affairs and Housing
- Delegation with the Ministry of Municipal Affairs and Housing at the Association of Municipalities of Ontario (AMO) conference
- Provided Whole of Hamilton housing briefing notes to all AMO delegations
- Meeting with Sean Fraser, Canada's Minister of Housing, Infrastructure and Communities



2024 Achievements

Long Term Care

- Macassa Lodge redevelopment expected to be completed by 2026 consisting of a new wing for 64 residents, with 20 net new LTC beds.



2024 Achievements

Children's and Community Services

- Priority ward approach for all new child-care spaces
- Directed growth application process
- 26 new child-care spaces at 555 Queenston Road (YWCA)



2024 Achievements

Corporate Real Estate Office

- Ongoing development of 6 surplus properties for the development of affordable housing, representing approximately 170+ units
- Developed the City-owned Property for Affordable Housing Strategy



2024 Achievements

Indigenous Relations

- Projects submitted through the Affordable Housing Development Project Stream
- Membership in HSIR Steering Committee
- Liaison between the Housing Secretariat and CHIL and Circle of Beads



2024 Achievements

Hamilton Water

- \$9.45 Million in grant funding through the Provincial Housing Enabling Water Systems Fund for watermain replacements/upsizing to enable approx. 24,450 new housing units
- Preparing for update to City's Water, Wastewater and Stormwater Masterplan to identify infrastructure needed to support community growth



2024 Achievements

Housing Services

- Council Approval to create temporary 192 additional shelter beds, and 80 temporary outdoor shelter spaces
- Council Approval of Municipal Portable Housing Benefit
- Building Condition Assessments
- End-of-mortgage agreements
- Tenant Support Program

2024 Achievements

Corporate Services

- Supportive Housing Account: \$31M
- Affordable Housing Fund: \$4M
- Development Charge Exemptions for Affordable Housing

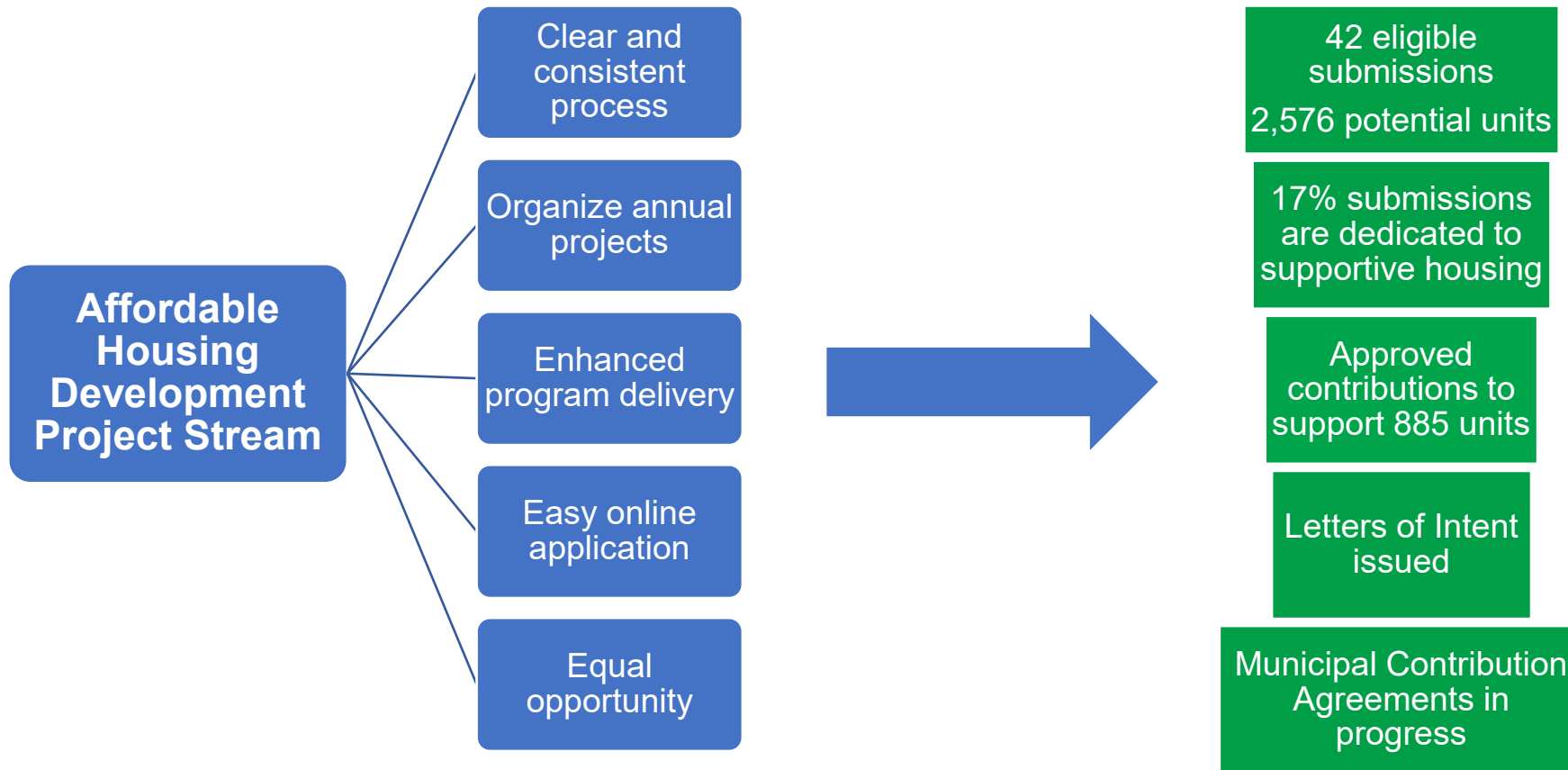


2024 Achievements

Report Recommendations

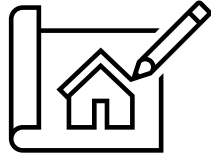
- Receive progress on the Year 2 Program of Work
- Approve 2025 Program of Work
- Receive Draft Housing Needs Assessment
- Receive Draft Finance and Acquisition Plan
- Delegated authority to the Executive Committee to enter into financial agreements of up to \$6.0M
- Delegated authority to the General Manager, Planning and Economic Development and/or Chief Corporate Real Estate Officer as it relates to disposition of surplus lands
- Direction to apply for additional funding

Affordable Housing Development Project Stream



Draft Housing Needs Assessment

Overview



Conducting a Housing Needs Assessment to meet requirements of Housing Accelerator Fund Program (Initiative 6)... *building on Inclusionary Zoning Housing Needs Assessment (2022-present)*

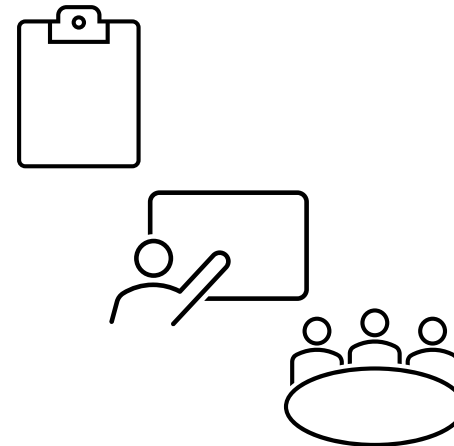
Draft report: June – Nov, 2024

- Data collection > quantitative analysis
- Public consultation > What we Heard

Surveys Completed: 279

Community Pop-ups: 12 across the city

Focus Groups: 4 with key stakeholders



Final report: Dec 2024

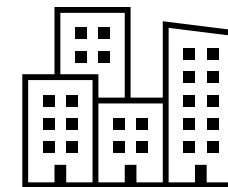
Draft Housing Needs Assessment

Key Housing Insights

- **Affordable Rental Demand:** growing need for affordable rental units, with many renters in Hamilton facing affordability issues
- **Aging Housing Stock:** over 32% of housing was built before 1960, creating a need for rehabilitation without higher rents
- **Housing Diversity:** demand for both smaller ownership units and larger family-sized rentals
- **Support for Aging Population:** need for affordable, supportive housing as Hamilton's population of seniors continues to grow



76,400
renter
households



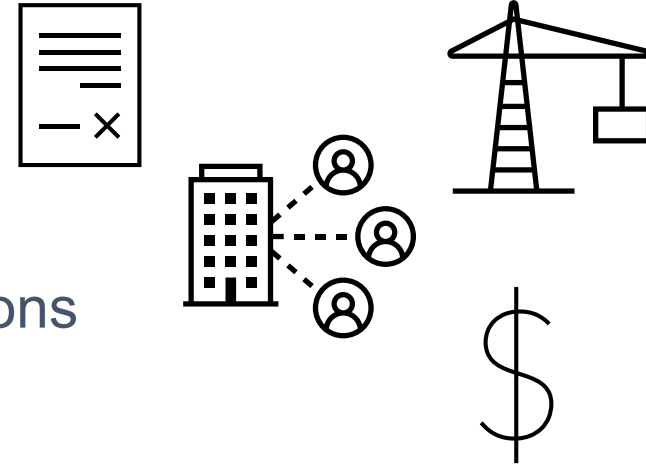
37,120
purpose-built
rental units

Draft Housing Needs Assessment

Next Steps

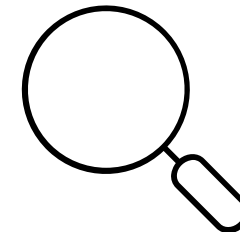
Final Report (December 2024):

- Policy/program context
- Review of housing continuum definitions
- Construction cost benchmark analysis
- Housing targets, and investment recommendations



Future work:

- Deeper engagement and research with underrepresented groups (Urban Indigenous)
- Leverage up-to-date data for government advocacy
- Identify vulnerabilities in housing continuum
- Implement Whole of Hamilton solutions



HOUSING ACCELERATOR FUND

We are taking action to move
housing forward in Hamilton



Learn more about the Housing Accelerator Fund



Housing Accelerator Fund

- \$93.5 Million allocation from CMHC
- Target: 2,675 net new units in three years, achieved through seven different initiatives
- Three public-facing direct-building incentives
 - Accessory Dwelling Units and Multi-plex Housing Incentive Program
 - Rapid Transit Multi-Residential Rental Housing Incentive Program
 - Housing Acceleration Incentive Program
- Next Steps
 - Continued communications campaign
 - Improvements to application process
 - Annual reporting

Finance and Acquisition Action Plan



- Purpose: to assist in the purchase of private rental units
- 2-year pilot plan
 - Target: 100 units
 - Capital financing: \$5.0M
 - Rent supplements: \$300k
 - 10-year property tax exemption
- Next Steps
 - Program guidelines
 - Social debenture program



2025 Program of Work

1. Housing Secretariat Division

- Continue developing capacity within the Housing Secretariat Division
- Continue collaboration with internal and external stakeholders
- Expand Governance Structure to include Indigenous Stakeholders

2. Advance affordable and supportive housing projects

- Implementation of the Finance and Acquisition Action Plan
- Continue to identify sources of funding
- Leverage all available municipal mechanisms to advance pre-qualified projects
- Conduct a review of municipal funds received from upper levels of government to ensure maximum benefit
- Continue to identify municipal lands for affordable housing development
- Implementation of the HSIR Reserve

3. Implement HSIR Government Relations Strategy and Communications and Engagement Plan

- Take a Whole of Hamilton approach; coordinate with stakeholders across the continuum
- Promote key messages and success stories; demonstrate collective will and readiness
- Launch HSIR newsletter and continue expanding website
- Continue Community Partnership Action Table and support representation from people with lived experience

2025 Program of Work

4. Program Enhancements

- Continued implementation of the Housing Accelerator Fund and AHD Project Stream
- Leverage the data from the Housing Needs Assessment

5. Oversight of existing housing stock

- Monitor CHH's 20-year Development Strategy, and complementary Action Plan
- Monitor progress on the Building Condition Assessments for social housing providers
- Continue to monitor end-of-mortgage agreements
- Continue to advocate for funding to operationalize housing with supports

6. Continue to monitor the needs of emergency response and the homelessness service system



Hamilton

THANK YOU