



HOUSING SECRETARIAT
HOUSING SUSTAINABILITY AND INVESTMENT ROADMAP

Seniors Advisory Committee
February 2025

Agenda

1. Housing Secretariat
2. 2024 Achievements
3. Affordable Housing Development Project Stream
4. Housing Accelerator Fund
5. Finance and Acquisition Action Plan
6. Housing Needs Assessment
7. Program of Work

Housing Secretariat

1. Mandate

2. Governance

3. Government Relations & Community Engagement

New construction



Acquisition of at-risk
affordable housing



Preservation of existing
affordable housing



Increasing the provision
of housing-based
supports



Housing Sustainability & Investment 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



2024 Achievements

New Construction

Additional Dwelling Units

- 450+ building permits

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)



Acquisition of at-risk affordable housing

- Draft Finance and Acquisition Action Plan

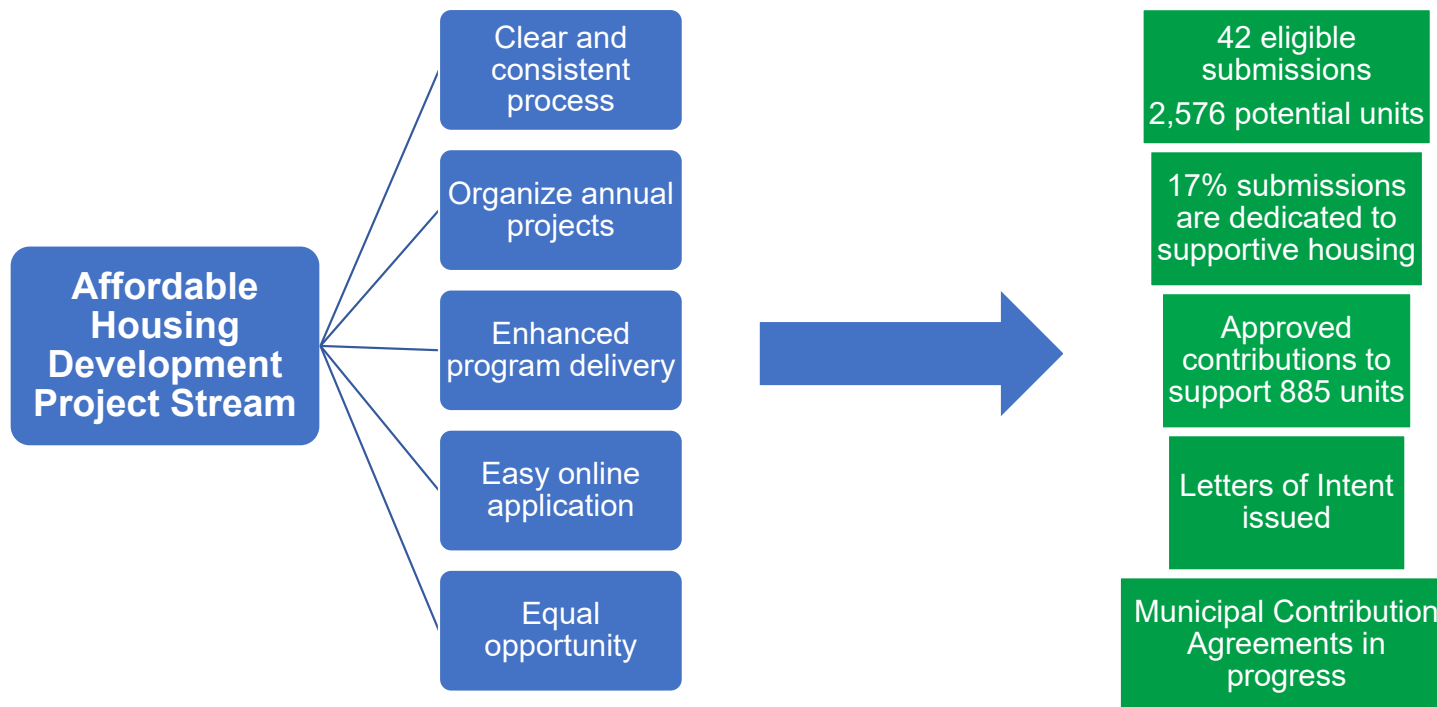


2024 Achievements

- Creation Affordable Housing Development Project Stream
- Housing Accelerator Fund
- Draft Housing Needs Assessment
- City Housing Hamilton
 - 476 RGI units renovated
 - Accommodation for 604 households
 - Reduced vacancy
- Government relations, communications and engagement plan
- Tenant protection by-laws
- Supportive Housing Account & Affordable Housing Fund
- Council approval to create 192 additional shelter beds and 80 temporary outdoor shelter spaces
- Council approval of Municipal Portable Housing Benefit
- Building condition assessments
- Identification of municipal surplus land
- Ongoing redevelopment of Macassa Lodge



Affordable Housing Development Project Stream



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

- Annual Report

- Over 450 ADU permits issued in from Oct 2023 to Nov 2024 (Incentive 1)
- Identified nearly 1,000 units (\$19.3 M) eligible through Incentive 2

- Next Steps

- Continued communications campaign
- Improvements to application process

Draft Housing Needs Assessment

Overview



Draft report: June – Nov, 2024

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

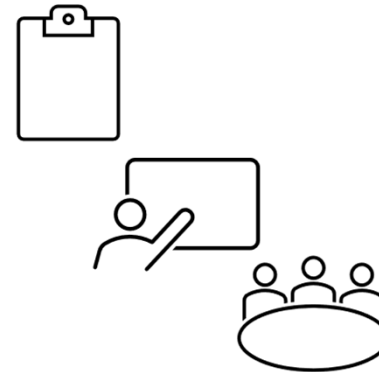
Surveys Completed: 279

Community Pop-ups: 12 across the city

Focus Groups: 4 with key stakeholders

Key Findings

- Urgent demand for rental housing
- Need for diverse housing types
- Demand for supportive housing
- Aging housing stock



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
2. Advance affordable and supportive housing projects
3. Implement HSIR Government Relations Strategy and Communications and Engagement Plan
4. Program Enhancements
5. Oversight of existing housing stock
6. Continue to monitor the needs of emergency response and the homelessness service system

New construction



Acquisition of at-risk affordable housing



Preservation of existing affordable housing



Increasing the provision of housing-based supports





Hamilton

THANK YOU