CityHousing Hamilton

2021 Annual Report

500 MacNab St N - Photos: Codrin Talaba

...more than a place to live

500 MacNab St N - Photo: Codrin Talaba

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Note: The images featured in this document reflect the pandemic guidelines and restrictions in place at that time.

MESSAGE
FROM THE CHIEF EXECUTIVE OFFICER

Tom Hunter
Chief Executive Officer

We have made it through another year of the pandemic. Who would have thought it would be for so long, or known all the ways it has changed the world and our daily lives in the process? If the first year of the COVID-19 pandemic proved that CityHousing Hamilton (CHH) was resilient, this last year certainly highlighted our persistence. Throughout 2021, CHH remained focused and flexible in the ever-shifting environment.

Internally, we also experienced a change in leadership with the CHH Board. After eight years as Board President, Chad Collins was successful in his bid to become a member of the House of Commons of Canada for Hamilton East – Stoney Creek. We are grateful for his commitment to affordable housing, leading efforts to secure funding investments for the much-needed repair and redevelopment of CHH buildings, and for services to enhance the wellness of tenants. Councillor Jason Farr moved into the role of Board President (from Vice-President), and Nicholas But, a community member of the CHH Board, to Vice-President.

Once again, this year's Annual Report illustrates the innovative work taking place across CHH to address the challenges in affordable housing and our community. We were able to secure $194 million from Canadian Mortgage and Housing Corporation for the repair and renewal of buildings across our portfolio. As well, work is underway for the building of one of the first passive house (low energy) modular buildings in Eastern Canada. CHH continues to focus on building partnerships to ensure food security for our tenants and to better meet the needs of traditionally underrepresented demographics such as youth, seniors, racialized, Indigenous and equity-seeking groups across the city.

There is still a great deal of work to be done to better meet and address the housing needs in our community. Housing, homelessness and the health system are intrinsically linked; we each have a role to play so that together, we can form partnerships that build on our individual strengths leading to better outcomes for the entire community.

I would like to extend my sincere thanks to our Board of Directors, incredible staff, tenants and community partners for your continued support, dedication and work. CHH is fortunate to have a strong relationship with the City of Hamilton, collectively working to address affordable housing as a key priority for City Council. Our continued work will focus on improving the lives of tenants to ensure more robust and sustainable communities in the years ahead.

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500 MacNab St N - Photo: Codrin Talaba

DEVELOPMENT AND REVITALIZATION

Welcoming Tenants Back to 500 MacNab

500 MacNab reopened in September 2021 to provide 146 accessible, affordable and modern housing units for seniors.

After going offline due to aging infrastructure and substantial capital repair needs, the retrofit included a reconfiguration of all indoor and outdoor spaces to support aging-in-place. Over 20 per cent of apartment suites now meet barrier-free standards, with expanded community facilities that support seniors' programming. All units and building systems were renewed, extending the life of the building for the next century.

The modernized building is one of the most ambitious social housing transformations in the country. It has become the world's largest residential building retrofitted to the Passive House standard – achieving the renowned EnerPHit certification – making it the first retrofit of its kind in North America.

To measure the impacts of the renewed building on its tenants and surrounding environment, the University of Toronto is tracking and studying building performance, tenant well-being, and economic impacts, among others factors to inform further human-centred building projects.

Ribbon cutting at 500 MacNab (L-R): Tom Hunter, Graeme Stewart, Councillor Jason Farr, Mayor Fred Eisenberger, MP Filomena Tassi, MPP Chad Collins

A tenant at 500 MacNab enjoying the view

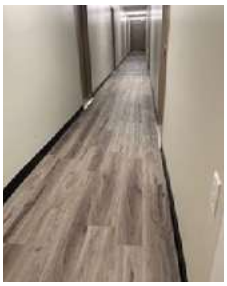
500 MacNab St N - Photos: left, right top and centre - *Doublespace Photography*
Photo: right bottom - *Codrin Talaba*

CITY OF HAMILTON CONTRIBUTION

Area-Rated Funds

Councillor area ratings were received for the projects below:

Ward 6	801 Upper Gage Ave	**$24,000**	Hallway flooring replacement
Ward 7	470 Stone Church Rd E	**$14,680**	Fence Replacement



New flooring at 801 Upper Gage Ave

Poverty Reduction Funds

In 2017, the City of Hamilton invested $50 million in the Poverty Reduction Fund. As part of this investment, we will receive $1 million each year over 10 years for the maintenance and preservation of existing units.

129 units renovated and turned over in 2021

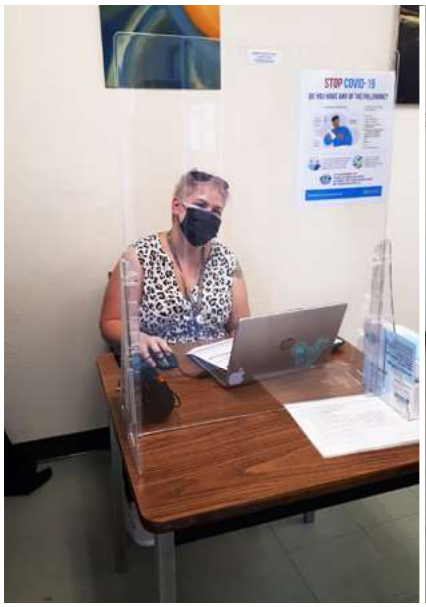
Community Gardens

Thanks to the team at Fortino's Eastgate for generously donating vegetable plants to CHH and our community gardeners

200+ gardeners care for CHH's 19 community gardens

500+ people benefited from access to the fresh produce

Vaccine Clinics



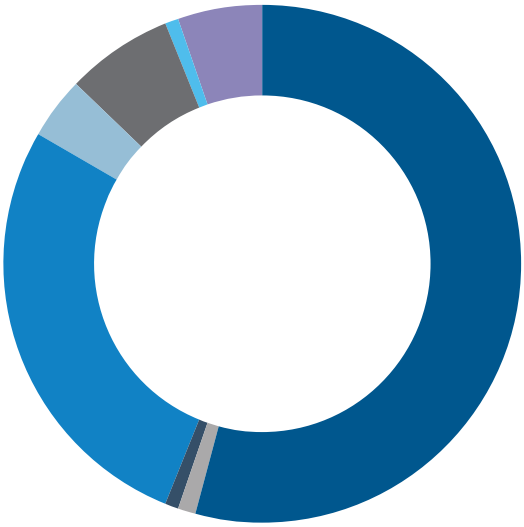
Between June 2021 and February 2022, CHH partnered with Hamilton Public Health Services and the Shelter Health Network to run six vaccine clinics at Vanier Towers and administered more than 200 vaccine doses!

Snow Art

Snow art creations by Janet, a tenant at 120 Strathcona Ave N – a small but inspiring act bringing joy to fellow tenants during the pandemic.

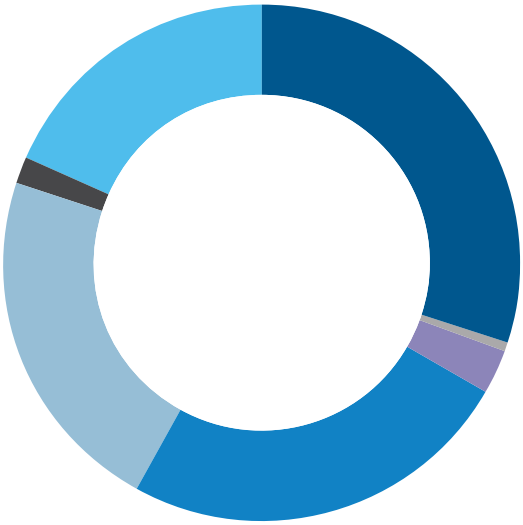
FINANCIAL YEAR IN REVIEW

2021 Revenue



54%	Residential Rent	$36,743,618
1%	Commercial Rent	$807,953
1%	Tenant Recoveries	$580,994
27%	Government Subsidies - Operating	$18,249,699
4%	Other Revenue- Operating	$2,746,730
7%	Government Subsidies-Capital	$4,391,336
1%	Amortization of Deferred Revenue	$560,211
5%	Sales of Units	$3,558,234
TOTAL		**67,638,775**

2021 Expenses



31%	Administration	$15,970,399
1%	Bad Debt	$356,621
2%	Insurance	$1,454,547
23%	Maintenace	$13,070,241
23%	Mortgage Amortization and Interest	$11,689,032
1%	Municipal Taxes	$771,046
19%	Utilities	$9,694,890
TOTAL		**53,006,776**

Note: *In 2021, $31,092,775 was capitalized to Tangible Capital assets. These expenses will be amortized over the life of the asset.*

Complete audited financial statements are available upon request.

PARTNERS

- AbleLiving Services Thrive Group
- Access to Housing
- Alzheimer Society of Canada
- Baha'i Community Hamilton
- Banyan Community Services
- Boys and Girls Clubs of Hamilton
- C&D Mobility
- Cancer Screening Bus
- Canadian Hearing Society
- Canadian National Institute for the Blind
- Canadian Red Cross
- Catholic Children's Aid Society of Hamilton
- Catholic Family Services of Hamilton
- Canada Revenue Agency
- Canadian Liver Foundation
- Canadian Mental Health Association
- Children's Aid Society of Hamilton
- CityLAB Hamilton
- City of Hamilton:
  - Animal Services
  - Home Management Program
  - Housing Services Division
  - Neighbourhood Action Strategy
  - Ontario Works
  - Public Health Services
  - Recreation Division
- Community Care Access Centres of Hamilton
- Community Living Hamilton
- Community Schizophrenia Services
- Crisis Outreach and Support Team Hamilton (COAST)
- Dundas Community Services
- Dundas Valley School of Arts
- Earth Wisdom Yoga
- Empowerment Squared
- Environment Hamilton
- Enbridge Gas
- Food for Life
- Gay Spong Foot Care
- Good Shepherd Centres
- Goodwill
- Grenfell Ministries
- Gwen Lee Supportive Housing
- Green Venture
- Habitat for Humanity
- Hamilton Association for Residential and Recreational Redevelopment Programs
- Hamilton/Burlington SPCA
- Hamilton Centre for Civic Inclusion
- Hamilton Christian Fellowship
- Hamilton Community Foundation
- Hamilton Community Garden Network
- Hamilton Community Legal Clinics
- Hamilton Council on Aging
- Hamilton Crime Stoppers
- Hamilton Food Share
- Hamilton Fire Department
- Hamilton Health Sciences Corporation
- Hamilton Interval House
- Hamilton Paramedic Service (Incl. CHAP-EMS)
- Hamilton People and Animal Welfare Solution
- Hamilton Philharmonic Orchestra
- Hamilton Police Services
- Hamilton Program for Schizophrenia

- Hamilton Public Library
- Hamilton Regional Indian Centre
- Hamilton Tax Clinic
- Hamilton Urban Core Community Health Centre
- Hamilton-Wentworth District School Board
- Healing Arts and Recovery through Peer Support
- Head Injury Rehabilitation Ontario
- Help Age Canada
- HD Supply
- Housing Help Centre
- Indwell
- Learning and Recreation Community House
- Life Hearing Solutions
- Literacy Council of Hamilton
- Liver Care Canada
- March of Dimes Canada
- McMaster University (Incl. CHAP-EMS / Inspire & Isolated Seniors)
- McQuesten Community Planning Team
- McMaster University
- Mental Health Rights Coalition
- Ministry of Health and Long-Term Care
- Mission Services Opportunity Centres
- Mohawk College of Applied Arts and Technology
- Mountain Kidz Club
- Narcotics Anonymous World Services
- Native Women's Centre Hamilton
- Neighbour 2 Neighbour Centre
- New Horizons for Seniors Program
- North Compass Health
- North Hamilton Community Health Centre
- Ontario Disability Support Program
- Ontario Works
- PetSmart
- Redeemer University College
- Rotary Club of Hamilton
- Schizophrenia Society of Ontario Hamilton Chapter
- Service Canada
- Shelter Health Network Clinic
- SPCA
- St. Charles
- St. Joseph's Healthcare Hamilton
- St. Joseph's Home Care
- St. Joseph's Immigrant Women's Centre
- St. Matthew's House
- Strive Fitness and Athletics
- The Government of Canada
- The Office of the Public Guardian and Trustee
- The Salvation Army
- The Social Planning and Research Council of Hamilton
- Trees for Hamilton
- Threshold School of Building
- Toronto Community Housing
- Union Gas
- Urban Core
- Veterans Affairs Canada
- Veterinarians of Canada
- Wesley
- YWCA

CityHousing Hamilton

2021 Annual Report

CityHousing Hamilton Corporation

Head Office

55 Hess Street South, P.O. Box 2500

23rd Floor

Hamilton, Ontario

L8N 4E5

T. 905-523-8496

F. 905-540-5222

E. CityHousing@hamilton.ca

www.cityhousinghamilton.com

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