

HOUSING IN HAMILTON



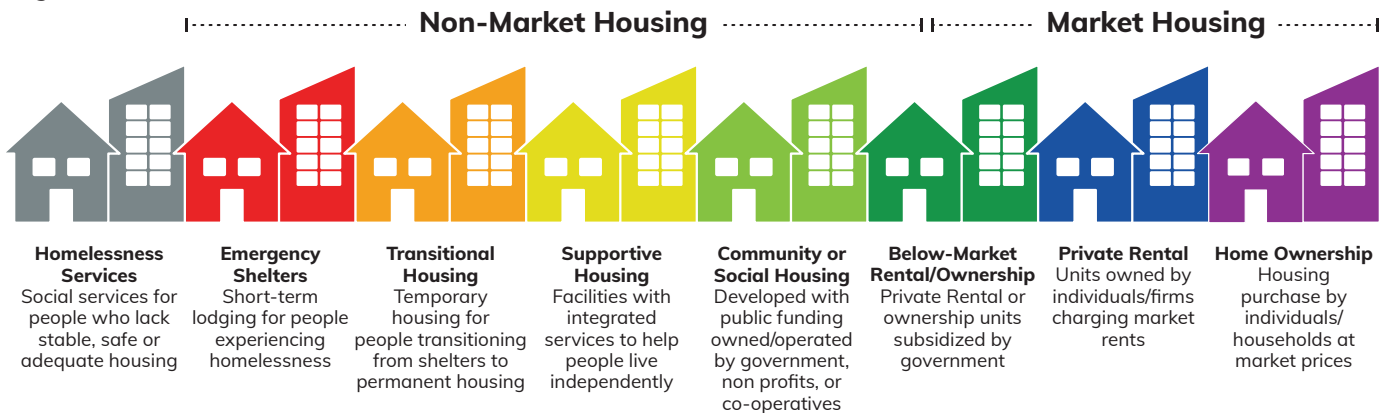
Hamilton

Hamilton is one of Canada’s largest and fastest-growing cities, with a population of over 575,000. Despite recent successes in housing development and record-breaking construction values—\$2 billion in approvals by October 13, surpassing the previous record by 40 days in 2021 and encompassing 4,755 building projects across residential, institutional, commercial, and industrial sectors, including permits for 3,103 dwellings—the City continues to face significant challenges related to housing affordability and homelessness. Addressing these issues requires a comprehensive and coordinated approach, supported by both Provincial and Federal Governments.

Understanding the urgency necessary to address these issues, the City of Hamilton has been hard at work identifying key local priorities, in alignment with higher levels of government, and strengthening clear action plans to build more housing across the continuum, including: supporting housing-enabling infrastructure growth and development, addressing critical transit-oriented needs, and identifying services necessary to strengthen housing with related supports to ensure residents can remain housed.

SUPPORTING GROWTH AND DEVELOPMENT OF HAMILTON’S HOUSING CONTINUUM

Housing is a top priority for Hamilton, and addressing it requires a comprehensive, integrated and ‘whole of Hamilton’ approach involving infrastructure, transit, and social supports. Like many municipalities across the country, the City of Hamilton faces an acute housing crisis impacting the city’s economic and social fabric, with significant gaps across the housing continuum:



Construction started on a total of 4,142 new housing units in the City of Hamilton in 2023. This included a diverse range of housing across the entire City, including rental units, ownership units, affordable housing, low-rise, mid-rise and high-rise. The Province has set a target for Hamilton to deliver 47,000 new units by 2031. To meet this goal, the City will need continued support from senior levels of government to address planning, infrastructure, and transit-oriented challenges, ensuring Hamilton is well-equipped to accommodate future growth.

Additionally, Hamilton continues to face unprecedented challenges in supporting unhoused and unsheltered residents, making emergency and provisional shelter options a critical need. The growing gap in services highlights the urgent necessity for investment in shelters and essential emergency supports, as well as long-term solutions. Supportive housing, identified in Hamilton’s Housing Sustainability and Investment Roadmap as a key area for improving the lives of unsheltered individuals, remains a central focus for the City, offering a pathway to permanent housing for those who would otherwise struggle to maintain stable tenancies.





OUR COLLECTIVE RESPONSE: CREATING A 'WHOLE OF HAMILTON' APPROACH

The City of Hamilton has a strong track record of partnership and collaboration with upper levels of government to identify and address key local, regional, and Provincial issues. For many years we have been at the forefront of tackling priority issues alongside our municipal counterparts across Ontario, including through the implementation of the City's Housing and Homelessness Action Plan. To ensure Hamilton remains strategically positioned for continued success and growth, the City is focused on sustainable development and innovation, prioritizing the acceleration of housing development to address affordability challenges.

Key Pillars of Activity:

Through this work, we have joined together with local partners and anchor institutions to support four key pillars of activity:

1 New Construction



2 Acquisition of at-risk affordable housing



3 Preservation of existing affordable housing



4 Increasing the provision of housing-based supports.



Current shovel-ready affordable housing projects in Hamilton are a result of an intentional process of collaboration and coordination called the Affordable Housing Development Project Stream (the Project Stream), embracing a "Whole of Hamilton" approach .

CITY INITIATIVES SUPPORTING THE HOUSING CONTINUUM



1 PLANNING DIVISION

- Secondary Dwelling Unit Zoning Permissions
- Rental Housing Protection Policy Review
- Municipal Comprehensive Review (Official Plan Policies)
- Inclusionary Zoning and Major Transit Station Area Planning

2 HEALTHY AND SAFE COMMUNITIES

- Housing Sustainability and Investment Roadman
- Housing and Homelessness Action Plan Update
- Hamilton's Systems Planning Framework

3 PUBLIC WORKS

- Strategic Transportation Network Review
- Waterworks Asset Management Plan
- Accelerated Active Transportation Plan

4 COMMUNITY SERVICES

- Community Safety and Well-Being Plan

5 NEW INVESTMENTS IN 2024 BUDGET

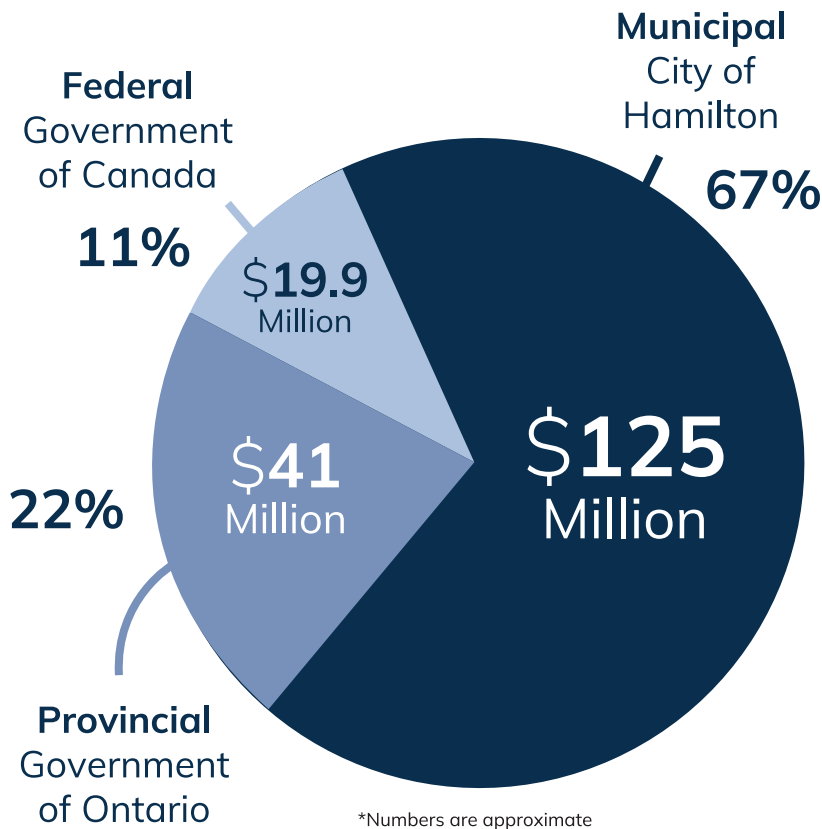
- Winter Response Strategy
- Emergency Shelter Expansion
- Municipal commitment of \$31M for the creation of 200 affordable housing units
- Rent Ready Program
- Family Shelter System
- Tenant Support Program
- Safe Apartments Building Bylaw
- Renovation Licence and Relocation Bylaw
- Repair and rehabilitation funding for existing affordable housing units
- Encampment Response
- Housing Accelerator Fund
- Building Faster Fund
- Development Charge Exemptions for Affordable Housing



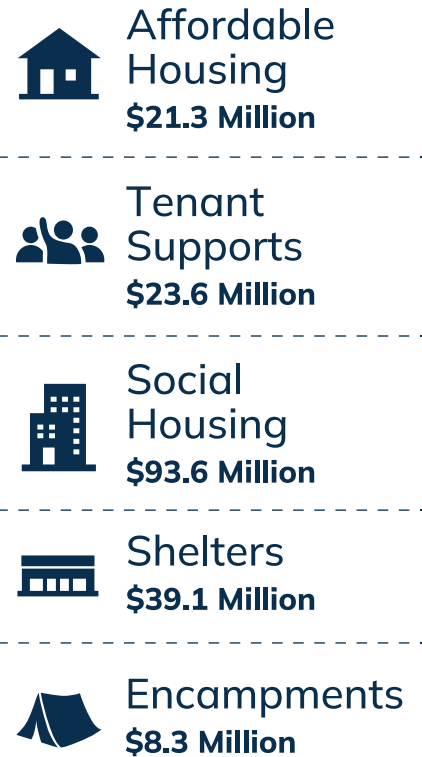
BUILDING TOGETHER: COLLECTIVE ACTION FOR A HOUSING-READY HAMILTON

The City of Hamilton is well-positioned and committed to tackling the housing crisis, however, the City cannot do it alone and is asking assistance from all levels of government to collectively address this challenge.

Total Investments **\$185.9 Million**



Hamilton's Investment Areas



The City of Hamilton is making significant financial investments and has been diligently working within its limited revenue tools to advance housing development more quickly and efficiently, while ensuring these projects align with sustainability and environmental goals. The City is investing approximately \$200 per capita in housing, significantly higher than some other municipalities. In addition, the municipal investment in cost shared programs has continued to increase year over year, while the provincial and federal contributions, with the exception of investments in child care, has remained relatively the same. To address the housing crisis and build on the progress that is being made in Hamilton, the City requires further partnership from upper levels of government in the following areas:

- Targeted Investment in Housing and Related Support Services for Existing and New Initiatives, Including Direct Funding for Shovel-Ready Housing Projects
- Transit Development and Modernization to Support Sustainable Growth and Improve Community Connectivity
- Funding to Support Housing-Enabling Infrastructure
- Enhanced Social Supports through Investments in Mental Health and Addiction Services to Better Serve Vulnerable Populations



AREAS OF OPPORTUNITY AND INVESTMENT



Housing-Focused Investment:

- Capital investment: \$46.4M from the Province to enable an initial eight affordable and supportive housing project sites identified in Hamilton to begin construction within 18 months – and several immediately.
- Operational funding: direct funding is urgently needed to operationalize housing with related supports by bringing 200 additional permanent supportive housing units into operation within the next 24 months, while also addressing existing projects where the City is subsidizing operating costs without a sustainable funding source.
- Continuation of the Canada-Ontario Housing Benefit (COHB), as well as longer term funding allocations (i.e. 5-year allocations) related to Canada-Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) to help get people housed and keep them housed.
- To address the immediate needs of unhoused and unsheltered residents, including those living in encampments, invest in expanding the emergency shelter system as a short-term solution, while maintaining our core focus on achieving permanent housing for all. An additional 150 shelters beds would require approximately \$3.75M in annual funding and a capital investment of \$30M (\$200k per bed).
- The City of Hamilton urgently requires \$10M in direct funding to bring 200 permanent supportive housing units into operation within the next 24 months. This funding will allow the City to operationalize housing with essential supports, while also collaborating with the Province to address existing projects where the City is unsustainably subsidizing operating costs.
- Investment into prevention and response services to address gender-based and intimate partner violence, including a cost recovery agreement with for overflow beds and hotel placements, requiring approximately \$160k for shelter spaces and \$900k for hotel overflow annually, and an updated funding formula for gender-based and intimate partner violence supports to ensure long-term support for prevention and response programs, including rural and specific community supports.



Advancing Transit Growth and Development:

- An updated design plan and movement on the initiation of the procurement process for the Hamilton Light Rail Transit (LRT) to ensure Hamilton's LRT project remains on track.
- Confirmation of the inclusion of recently adopted guidelines and standards in the design, delivery and operation of the LRT project.
- An update on the commitment from senior levels of government to establish a working group focused on defining and implementing strategies for affordable housing and achieving housing goals along the LRT Route.



Sustainable, Resilient and Community Enabling Infrastructure:

- To rehabilitate, repair, expand and maintain core housing-enabling infrastructure, Hamilton is seeking partnership from the Provincial and Federal governments for an annual funding commitment for core infrastructure. The City of Hamilton has identified a ten-year infrastructure deficit of just under \$2 billion, or an annual funding shortfall of \$196 million, for transportation and waterworks assets. The revenue tools available to municipalities through the *Municipal Act, 2001*, are insufficient to address this challenge in an equitable way.
- To facilitate infrastructure renewal in Hamilton for renewable energy and a low-carbon transition, the City requires support for implementing renewable energy projects at key facilities and for operational funding to advance sustainable energy initiatives and decarbonization efforts in alignment with Provincial goals.