

**NOTICE OF MEETING**  
**BOARD OF DIRECTORS AND MEMBERS**  
**CITYHOUSING HAMILTON CORPORATION**

**SPECIAL MEETING**

**Date:** Tuesday October 29, 2024  
**Time:** 10:00am – 12noon  
**Place:** **Special Notice:** (Hybrid / City Hall, 1<sup>st</sup> Floor, Room 192 & will be held via WebEx conferencing and live streamed only on YouTube for public access:  
<https://youtube.com/live/tYnw6fhYpQI?feature=share>  
**CHH website, Agenda Material:**  
<https://www.hamilton.ca/people-programs/cityhousing-hamilton#board-of-directors>

**AGENDA:**

- 1) Call to Order
- 2) Conflict of Interest Declaration
- 3) Delegations
  - a) Jelena Vermilion respecting Human rights abuses occurring to residents at 430 Cumberland Ave.
  - b) Mahmoud Aburaneh respecting the public interest and concerns affecting the safety and well-being of tenants.
  - c) Bhaia Aburaneh (guardian for minor) respecting the public interest and concerns affecting the safety and well-being of tenants.
  - d) Bhaia Aburaneh respecting the public interest and concerns affecting the safety and well-being of tenants.
- 4) Confirmation of Minutes
  - a) Special meeting held on September 24, 2024
- 5) Strategy Quality & Improvements / Development
  - a) Vacant Unit Monthly Update (Report #24031)
  - b) 106 Bay St. N. - Update (Report #18014(c))
  - c) Delegated Authority for Conditional Real Estate Acquisitions (Report #24033)
- 6) CEO Written Updates
  - 1.0 Proposing 2025 Board of Directors meeting schedule
  - 2.0 Proposing to extend the time of November 26, 2024 meeting
  - 3.0 Board Communications: Emails dated September 25, 2024 re: CHH Garden Award pictures / Report #24025 Market Rents, Appendix A Update
- 7) In-Camera / Confidential
  - a) Coordinated Community Resolution Strategy (Report # 24032)

**NOTE: Discussion of this Confidential Report #24032 in closed session is subject to the following requirement(s) of the requirement(s) of the City of Hamilton's Procedural By-law and the *Ontario Municipal Act, 2001*:**

- **as amended**, as the subject matter pertains to personal matters about an identifiable individual(s), including City employees – CityHousing Hamilton.

**RATIONALE FOR CONFIDENTIALITY**

**This report is being considered in Closed Session as it contains information related to identifiable individual(s), including City employees –CityHousing Hamilton.**

**Staff are recommending that Report #24032, remain confidential, as the primary subject matter pertains to personal matters about an identifiable individual(s).**

**b) Development Strategy (Report #23022(b))**

**NOTE: Discussion of Report #23022(b), in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-sections (c) and (k) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-sections (c) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:**

- **(c) a proposed or pending acquisition or disposition of land by the municipality or local board.**

**RATIONALE FOR CONFIDENTIALITY**

**This report is being considered in Closed Session as it contains confidential information related to proposed redevelopments which include acquisition and disposition.**

**RATIONALE FOR MAINTAINING CONFIDENTIALITY**

**Staff are recommending that the report / recommendation(s) / appendices remain confidential, with the exception of Appendix B which is to be posted publicly on the website of CityHousing Hamilton and forwarded to the City of Hamilton in its capacity as sole-Shareholder, as it contains confidential information related to proposed redevelopments which include acquisition and disposition.**

**8) Adjournment**



To Be Approved BoD on Oct. 29, 2024

**MEETING MINUTES**  
**BOARD OF DIRECTORS AND MEMBERS**  
**CITYHOUSING HAMILTON CORPORATION**

Date: **Tuesday, Sept. 24, 2024**

Time: **Garden Awards 2024 Ceremony  
9:30am – 9:50am**

**Board Meeting  
10:00am – 12noon**

Meeting: **Special Meeting**

Place: **Special Notice: (Hybrid / City Hall, 1<sup>st</sup> Floor, Room 192 & will be held via WebEx conferencing and live streamed only on YouTube for public access: [CHH Board YouTube Sept24 Link](#) CHH website, Agenda Material: <https://www.hamilton.ca/people-programs/cityhousing-hamilton#board-of-directors>**

Present: **Director-Councillor Nrinder Nann, *President*  
Director-Councillor Tammy Hwang, *Treasurer*  
Adam Sweedland, CEO/Secretary  
Director-Councillor Tom Jackson  
Director-Councillor Cameron Kroetsch  
Director-Councillor Alex Wilson  
Director-Citizen Karl Andrus  
Director-Citizen Alice Plug-Buist**

Regrets: **Director-Citizen Christine Griffith, *Vice-President*  
Director-Citizen Adriana Harris**

Also Present: **CHH Staff: A. Warren-Ritchie, R. Desouza, L. Ward, T. Murphy, S. Botham, P. Vander Klippe, C. Jay; (Virtual): B. Lilley, B. Kinaschuk, G. McLaughlin  
Other City Depts: Housing Division, Pilar Homerston  
Guest for Item 6a: M. Abradjian, Ross & McBride LLP  
Public: (YouTube access provided)**

**CHH 2024 Garden Awards:**

**9:30am**, 1<sup>st</sup> Flr, Room 192

– CHH 2024 Garden Award Ceremony

Adam Sweedland gave an overview of the garden judging that took place on August 30<sup>th</sup>. Each garden was judged in the same six categories that were used in the prior years. They are as follows...**Design, Color, Variety, Maintenance, Additions, and Creativity.** There are prizes awarded to the **1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup>** place for **apartments, townhouses, buildings and houses.** There are also honourable mentions in each category.

Adam and President Nann presented the Awards and gifts to the **2024 Award Recipients.**

**1. Call to Order** (Quorum is five)

**President-Councillor N. Nann, called the meeting to order at 10:00am**

and recognized that Council is meeting on the traditional territories of the Erie, Neutral, HuronWendat, Haudenosaunee and Mississaugas. This land is covered by the Dish with One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. It was further acknowledged that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation. The City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and it was recognized that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

- the Chair proceeded with Roll Call at the beginning of the meeting.

**2. Conflict of Interest Declaration**

In response of a call from the President for conflict-of-interest declarations:

DECLARATIONS OF INTEREST Alice Plug-Buist declared a disqualifying interest to Item 6a of the Board of Directors Jamesville St. N. Update, Confidential (In-Camera) (Report #17007(j)), as she is a Board member on the Indwell Board.

**ADDITIONS TO THE AGENDA:**

**DELEGATION REQUESTS (4) SEEKING APPROVAL TO ATTEND OCT. 29<sup>TH</sup>, 2024 CHH BOARD MEETING**

**MOVED BY DIRECTOR-CITIZEN K. ANDRUS, SECONDED BY DIRECTOR-COUNCILLOR T. JACKSON AND CARRIED TO APPROVE ADDITION TO THE AGENDA AS ITEM 3B**

**3. Confirmation of Minutes**

**a) Special meeting held on June 25, 2024**

Motion by Director-Councillor C. Kroetsch, seconded by Director-Citizen A. Plug-Buist and carried to approve minutes of June 25, 2024 as distributed.

**b) Delegation Requests**

- i. Jelena Vermilion respecting Human Rights abuses occurring to residents at 430 Cumberland Avenue
- ii. Mahmoud Aburaneh respecting Fear for personal safety, Neglect of duty and failure to respond to urgent tenant concerns
- iii. Bhaia Aburaneh (guardian for minor) respecting Fear for personal safety, Neglect of duty and failure to respond to urgent tenant concerns
- iv. Bhaia Aburaneh respecting Fear for personal safety, Neglect of duty and failure to respond to urgent tenant concerns

Moved by Director-Councillor T. Jackson, seconded by Director-Citizen K. Andrus and carried to have all (4) delegations present to the Board on Oct. 29<sup>th</sup>, 2024

**4. Tenant Administration / Strategy Quality & Improvements / Finance / Development**

**a) Market Rent Increases for 2025**

The Board was in receipt of Report #24025 from CEO/Secretary dated September 24, 2024.

Tracy Murphy, Manager of Tenant Administration gave an overview of the rent increases according to the Ontario Government 2025 guideline of 2.5%. An updated Appendix A to include 106 Bay St. N. will be emailed to the Board of Directors.

It was moved by Director-Councillor A. Wilson, seconded by Director-Citizen A. Plug-Buist and carried:

That Report #24025, 2025 Market Rent Increase be **received** for information.

**b) Area Rating Dollars 2017 to 2023**

The Board was in receipt of Report #24026 from CEO/Secretary dated September 24, 2024.

Rochelle Desouza, Chief Finance Officer gave an overview of the area rating dollars received since 2017.

Citizen members gave thanks and appreciation to the Ward Councillors for their investment in tenants and affordable housing.

It was moved by Director-Councillor T. Jackson, seconded by Director-Citizen A. Plug-Buist and carried:

That Report #24026 Area Rating Dollars – 2017 to December 2023 be received for information purposes.

**c) Insurance Incidents 2023**

The Board was in receipt of Report #24027 from CEO/Secretary dated September 24, 2024.

Leanne Ward, Manager of Operations gave an overview of the reported 63 incidents and 6 remaining open claims.

It was moved by Director-Councillor A. Wilson, seconded by President-Coucillor N. Nann and carried:

That Report #24027, 2023 Insurance Incidents be **received** for information purposes.

**d) Vacant Unit Monthly Update**

The Board was in receipt of Report #24028 from CEO/Secretary dated September 24, 2024.

Amanda Warren-Ritchie, Manager of Strategy Quality & Improvements gave an overview of the report with the current vacancy rate *estimated* to be 4% (282 units).

It was moved by Director-Citizen A. Plug-Buist, seconded by Director-Councillor C. Kroetsch and carried:

That Report # 24028, Vacant Unit Update - August 2024 be **received** for information.

**e) Connecting CHH: CityHousing Hamilton's 2024-2027 Strategic Communications Plan**

The Board was in receipt of Report #24029 from CEO/Secretary dated September 24, 2024.

Adam Sweedland, CEO introduced the new Communications Coordinator, Connor Jay. Adam presented a slideshow to the Board including but not limited to:

- Connecting CHH
- Strategic Alignment
- What we heard
- Strategic Focus Areas
- Tenant Focus
- Digital Focus
- People and Performance Focus
- Tenants Firs Team, Identified Prioritites
- Measurement and Evaluation
- Accountability

It was moved by Director-Councillor A. Wilson, seconded by Director-Citizen A. Plug-Buist and carried:

That Report #24029 ConnectingCHH: CityHousing Hamilton’s 2024-2027 Strategic Communications Plan be received for information and the following recommendation(s) be **approved**:

- a. ConnectingCHH (as attached as Appendix A to this report) be approved as CityHousing Hamilton’s strategic communications plan;
- b. The Chief Executive Officer be directed and authorized to bind CityHousing Hamilton in an updated Service Level Agreement with the City of Hamilton for specific communications services, as outlined in more detail in Report 24029;
- c. CityHousing Hamilton staff be directed to report to the Board annually within the first quarter of each year with the preceding years’ results compared against the desired outcomes, analytical data and KPIs, and tenant and staff achievements, together with any recommendations for improvements or changes.

**f) Senior Financial Analyst – Development**

The Board was in receipt of Report #24030 from CEO/Secretary dated September 24, 2024.

Sean Botham, Manager of Development gave an overview of the report.

It was moved by Director-Citizen K. Andrus, seconded by Treasurer-Councillor T. Hwang and carried:

That Report #24030 Senior Financial Analyst - Development be received for information and the following recommendation **approved**:

- a. That the CHH Board of Directors approve the hiring of 1 permanent full-time Senior Financial Analyst - Development, at a max gross annual cost (2024) of \$112,267 and offset by an equivalent annual allocation of revenue from development project capital budgets.

**5. CEO Written Update**

- 1.0 Cybersecurity Incident – CHH Corporate Impact Updates
- 2.0 Outstanding Business Item – Procurement
- 3.0 Tenants First Team – Minutes, July 9<sup>th</sup>, 2024
- 4.0 Board Communications: Email dated July 22, August 15 and September 5, 2024

Adam Sweedland, CEO gave an overview of each item.

It was moved by Treasurer-Councillor T. Hwang, seconded by Director-Councillor C. Kroetsch and carried:

That the CEO Updates and Communications be **received** for information or discussion purposes.

CONFIDENTIAL items

CONFLICT of Interest for item 6a (stated above)  
– Citizen member Alice Plug-Buist declared a disqualifying interest.

## **6 In-Camera / Confidential**

Motion moved by Director-Councillor A. Wilson, seconded by Treasurer-Councillor T. Hwang and carried to move In-Camera for item 6(a) at 10:51am.

Attendees for Item 6a: Councillors N. Nann, T. Hwang, T. Jackson, A. Wilson, C. Kroetsch; A. Sweedland, K. Andrus, A. Plug-Buist, S. Botham, P. Vander Klippe, A. Warren-Ritchie, M. Abradjian, T. Herechuk (recorder)

### **a) Jamesville St. N. – Update, 405 James St. N. (Report #17007(j))**

**NOTE: Discussion of Report #17007(j), in closed session is subject to the following requirement(s) Pursuant to Section 9.1, Sub-sections (e) and (k) of the City's Procedural By-law 21-021; and, Section 239(2), Sub-sections (e) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;**

- **A proposed or pending acquisition or disposition of land by CityHousing Hamilton.**

#### **RATIONALE FOR CONFIDENTIALITY**

**This report is being considered in Closed Session as it contains information proposed or pending acquisition or disposition of land.**

#### **RATIONALE FOR MAINTAINING CONFIDENTIALITY**

**Staff are recommending that the report / recommendation(s) / appendices) remain confidential, as the subject matter contains confidential information provided to CityHousing Hamilton by the development partnership and relate to the ongoing appeal by CN Rail.**

The Board was in receipt of Report #17007(j) from CEO/Secretary dated September 24, 2024.

Adam Sweedland, CEO reviewed the history of the report. Sean Botham, Manager of Development, introduced Mark Abradjian, Lawyer and Peter Vander Klippe, Senior Project Manager to present the Board with an overview of the report and recommendations.

It was moved by Director-Councillor C. Kroetsch, seconded by Director-Citizen K. Andrus and carried:



That Report #17007(j) Jamesville Update be received for information and the following recommendation(s) approved as outlined in Confidential Report 17007(j).

That the report / recommendation(s) / appendices remain confidential, as the subject matter contains confidential information provided to CityHousing Hamilton by the development partnership and relate to the ongoing appeal by CN Rail.

Motion moved by Treasurer-Councillor T. Hwang, seconded by Director-Citizen A. Plug-Buist and carried to move Out-of-Camera in public forum at 11:57am.

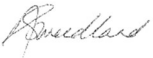
#### **7. Adjournment at 11:57am**

Motion by Director-Citizen K. Andrus, seconded by Treasurer-Councillor T. Hwang and carried that the meeting be adjourned.

**TAKEN AS READ AND APPROVED**

**Nrinder Nann, VICE-PRESIDENT  
CityHousing Hamilton Corporation**

*Teresa Herechuk  
CityHousing Hamilton Corporation  
September 24, 2024*

<b>Date:</b>	October 29, 2024
<b>Report to:</b>	Board of Directors CityHousing Hamilton Corporation
<b>Prepared by:</b>	Amanda Warren-Ritchie Manager, Strategy & Quality Improvement
<b>CEO/Secretary</b>	Adam Sweedland
<b>Signature</b>	
<b>Subject:</b>	<b>Vacant Unit Update - September 2024 (Report #24031)</b>
<b>Report Type:</b>	<b>Information</b>

**Recommendation(s):**

That Report #24031, Vacant Unit Update - September 2024 be **received** for information.

**Executive Summary:**

CityHousing Hamilton (CHH) adopted its current Vacancy Management and Reset Plan on April 25, 2023, and committed to regularly reporting its progress towards reaching its new target of 2% (142 units) by the end of December 2024.

CHH does not currently have access to the system used to track and monitor vacancies, as a results of the cybersecurity incident. However, CHH established a manual tracking and monitoring process. The current vacancy rate is *estimated* to be 3.62% (**258 units**).

There are two high-level processes involved in vacancy management: *unit turnover* and *tenant placement*.

For the unit turnover process (the process from receipt of a vacant unit to making it available to rent), staff have continued this work by manually tracking new and future vacant units, locating existing work orders, and issuing new work orders. The transition to manual processing has resulted in some slowdown in creating and issuing work orders.



For the tenant placement process (the process from the point of an available unit to a tenant's move-in), staff have been able to continue this work with modifications to workflow. The City of Hamilton's centralized wait list continues to be accessible by CHH staff, as is CHH's internal market unit waitlist. However, all other steps in this process, such as rent calculations and lease preparation are being completed manually. This has resulted in some slowdown in tenant placement.

Refer to available data under Background and Additional Information.

### Background and Additional Information:

The data provided herein are *estimates* based on manual tracking and the last available data. As a result of the cybersecurity incident, CHH is unable to access data which was entered into the system between January 26 and February 25. CHH began manually tracking data starting the week of March 4. CHH have been working methodically to rebuild missing data, although there may still be gaps in available information. Staff have a medium level of confidence in the data presented below and continue to work to achieve a high level of confidence.

Table 1 – Quarterly and Monthly Full Inventory Reporting

Classification	Subclassification	Q2 2023	Q3 2023	Q4 2023	Q1 2024 ***	Q2 2024 ***	Q3 2024 ***	Sept 2024 ***
Occupied	RGI	4323	4341	4425	4489	4518	4619	4717
	Market	1770	1766	1763	1750	1745	1749	1746
Pending Move-in	n/a	84	186	170	180	155	148	139
Vacant	n/a	584	505	481	458	408	312	258
Unavailable	Large Scale Projects	170	136	92	101	105	101	71
	Development	191	191	191	191	191	191	191
Total Requirement		7122	7122	7122	7122	7122	7122	7122
Vacancy Rate*		8%	6.37%	6%	6%	5.49%	4.38	3.62%

\*Vacancy Rate excludes units classified as Pending Move-in and Unavailable



\*\* Manually tracking – data is subject to human error and is updated/adjusted when necessary

Table 2 – Vacant Unit Status

Month	Active Renovation Underway	Inspected and W/O pending	Needs Inspection	Total
July 2024	153	85	65	303
August 2024	136	99	50	285
Sept 2024	157	72	29	258

Move-ins vs. Move-outs:

CHH had 62 Move-ins for September and Tenant Placement staff have 77 units on offer with scheduled move-in dates for October and November.

2024: CHH rented 622 homes up to August 31.

2023: CHH rented 559 homes in total (a 25% increase over 2022 with 444).

Tenancy Move-outs number in Sept was 20. Tenancies ended because of death, health, and tenant-initiated notice.

2024: Move outs to Sept are 301 (trending below average).

2023: Move outs were 497 (slightly exceeding the estimated average of 480).

Special City Funding:

The City of Hamilton approved funding to address a point in time backlog of 476 units to be completed by end of November 2024.

- As of September 30, 2024, CHH has fully completed 85% or 404 units.
- The remaining 72 vacant units are being worked on by contractors.
- Units being addressed with this funding are a subset of the overall vacant unit count.
- CHH is on track to meet this commitment.

**Consultation:**

Internal CHH Departments: Finance, Operations, Maintenance



External: n/a

**Financial and Legal/Risk Considerations:**

Vacant units are funded through the annual operating budget and is currently augmented with additional funding from the City of Hamilton's Poverty Reduction Fund (\$1M annually until 2027) and Council Direction of April 2023 (one-time \$3.7M until Dec 2024). Financial progress reporting is unavailable at this time.

**Next Steps and Milestones:**

November 2024: October vacancy report will be presented to Board.

December 2024: CityHousing Hamilton will achieve a 2% vacancy rate.

**Strategic Alignment:**

This report supports the following 2023-2027 CityHousing Hamilton Strategic Priorities:

- PRIDE IN HOME: Preserve and upgrade CHH's current housing stock.
- A WHOLE TEAM APPROACH: Strengthen our people and performance.

**Supporting Presentations and Appendices:**

None.

AS/awr

## Recommendation

<b>Date:</b>	October 29, 2024
<b>Report to:</b>	Board of Directors CityHousing Hamilton Corporation
<b>Prepared by:</b>	Sean Botham Manager, Development  Samantha Blackley Development Coordinator
<b>CEO / Secretary Signature:</b>	Adam Sweedland 
<b>Subject:</b>	<b>106 Bay St. N. - Update (Report #18014(c))</b>
<b>Report Type:</b>	<b>Approval (to be approved)</b>

**Recommendation(s):**

That Report #18014(c) 106 Bay St. N. - Update be received for information and the following recommendation(s) **approved**:

- (a) The development plan as outlined in Report 18014(c), including an increase to the project budget by \$717,500, for a total of \$28,877,193.

**Executive Summary:**

The 106 Bay St. N. development is scheduled for completion in November 2024 and will deliver deeply and moderately affordable mixed-income apartments for families and singles/couples. Notably, the project is achieving near-net zero energy performance while being designed with a specific all-year round comfort and health focus for tenants. The project, which sits on a former underutilized parking lot, is also positioned to allow for a second phase to be incorporated to further increase density.

Through the development process, the 106 Bay St. N. project has encountered numerous funding issues, including reduced contributions from the Canada Mortgage and Housing Corporation (CMHC), interest rate increases, a delay in

land disposition proceeds, and challenges with securing favourable loan terms. CHH has continued to cash flow the project while pursuing other opportunities for funding, with two significant resolutions now obtained. Firstly, following Board approval in May 2024 for a competitive financing bid process (Report 18014(b)), CHH was able to secure financing with favourable terms. In addition, following application to the City, on July 12, 2024, the City committed \$1.6M from the Affordable Housing Fund (AHF) to the project. Combined, these address the previously outstanding funding issues.

In terms of budget, the project has remained within the approved budget. However, in September 2024 CHH staff identified the highly likely potential for additional costs of approximately \$717,500 (or 2.5%) due to schedule delays and additional remediation measures for soil contamination.

The project has both the approved debt capacity and the operational financial capacity to carry this overage as additional debt. In addition, CHH has a lender ready to take on the debt at a favourable rate and amortization.

CHH is requesting permission to amend the budget to the increased amount, as per CHH's *Authorization Limits for Procurement* policy.

### **Background and Additional Information:**

On March 27, 2018, CHH brought forward Report 17021(b) to the Board, for approval of the current phase of development and the required debt for the several projects. This report provided CHH authorization for staff to negotiate the terms and debt for the projects including \$8.53M in debt for 106 Bay St. N., with the Shareholder approving this debt on April 11, 2018.

To account for changes to Federal funding programs, CHH requested authorization to use \$2.26M from the Development Reserve and enter negotiations with the City of Hamilton for a loan of \$6.2M through report 18014(a) on November 28, 2023. On May 2024, the CHH Board authorized CityHousing Hamilton to explore additional funding sources and enter negotiations and approve a loan agreement up to the maximum debt the project can carry, \$8.4M, with an external lender.

On July 12, 2024, the City committed \$1.6M from the Affordable Housing Fund (AHF) to 106 Bay St N.

In September 2024, project overages were identified resulting from three factors: 1) soil conditions, 2) delays with windows, and 3) the time and material overages. Additional information on each of these factors follows:

## 1 Soil Conditions

During this project, it was determined that the soil was contaminated, and it was recommended by the environmental consultant not to remediate the site in its entirety but to address it through hardscaping and clean soil infill. Due to site constraints, there was limited space to store excavated material, and the contaminated soils were ultimately removed and disposed of. As the project nears completion, site work, landscaping and road cuts have added further costs along with final testing and documentation, estimated at \$140,000 in total.

## 2. Incorrect window glazing spacers

The project experienced schedule delays as the glazing units produced for the project were constructed with the wrong spacer, compromising the high-performance specifications of the building. Creative problem solving by the design and construction team allowed the use of a portion of the glazing made with the incorrect spacer but approximately 70% of the glazing units for the building needed to be re-manufactured. The glazing units were corrected at no additional direct cost to CHH; however, the delay caused a knock-on effect on the scheduling of work, i.e. finishing trades had to enter some spaces twice, and climate-controlled work could not proceed on floors that did not have windows.

## 3. Time and Material Overages:

Due to the 8-month delay in the project schedule, a result of the soil and window delays, the project is anticipated to incur an additional \$577,500 in expenses related to the ongoing operational expenses of the site, including the following:

- Bonding: The initial bonding and builder's risk insurance were based on the original project estimate, but as contingency use increased, so did the bond requirements.
- Job Supervision and Labor: The delay of the project from April to November of 2024 led to higher-than-expected labour costs.
- Security: The site experienced frequent break-ins which required additional on-site security at night and on weekends.
- Temporary Facilities: Costs for temporary lighting, fencing, and washrooms were underestimated, and the project's extended duration further contributed to the increased expenses.



## Budget Update

CHH received authorization on November 28, 2023, from the Board to proceed with accessing the Development Reserve for \$2.26M in funding and entering negotiations with the City of Hamilton on a potential loan as outlined in Table 1.

Table 1: 106 Bay St. N. - Budget and Funding

Units	CHH Equity	Poverty Reduction Fund	DC Funding	CMHC Co-Investment	Loan	Development Reserve	Total
55	\$4,769,700	\$9,124,652	\$779,288	\$5,025,000	\$6,200,000	\$2,261,053	\$28,159,693

With the estimated additional costs associated with the soil contamination of \$140,000, and time and materials of \$577,500, the project budget is anticipated to increase to approximately \$28,877,193. CHH has identified financing to address this overage. The additional debt would increase total debt to \$7,417,500 and fall within the previously approved debt capacity of \$8.53M. Table 2 highlight the new proposed project budget. CHH is requesting authorization from the Board to proceed with the proposed budget.

Table 2: 106 Bay St. N. – New Project Budget and Funding

Units	CHH Equity	Poverty Reduction Fund	DC Funding	CMHC Co-Investment	MLI Loan	Affordable Housing Fund Committed	Dev. Reserve	Total
55	\$2,669,700	\$9,124,652	\$779,288	\$5,025,000	\$7,417,500	\$1,600,000	\$2,261,053	\$28,877,193

### Consultation:

N/A

### Financial and Legal/Risk Considerations:

CHH has identified a cost-effective financing solution to address the anticipated funding gap due to the cost overrun, while the additional debt falls within the approved debt capacity of \$8.53M. This increase in project cost will have no impact on the City of Hamilton Tax Levy.

### Next Steps and Milestones:

November 2024: Project is completed and handed over to CHH.

December 2024: First tenant move-ins occur.

December 2024: Final loan amount is determined and take-out financing is put in place.

December 2024+: Opening ceremony is held.

**Supporting Presentations and Appendices:**

No Presentation or Appendices Attached

**Strategic Alignment:**

This report implements:

NEIGHBOURHOOD REVITALIZATION:

Develop new and inclusive affordable mixed housing that builds strong and successful multi-generational communities.

<AS/sb>



<b>Date:</b>	October 29, 2024
<b>Report to:</b>	Board of Directors CityHousing Hamilton Corporation
<b>Prepared by:</b>	Sean Botham Manager, Development  Samantha Blackley Development Coordinator
<b>CEO / Secretary Signature:</b>	Adam Sweedland 
<b>Subject:</b>	<b>Delegated Authority for Conditional Real Estate Acquisitions (Report 24033)</b>
<b>Report Type:</b>	<b>Recommendation (to be approved)</b>

**Recommendation(s):**

That Report 24033 Delegated Authority for Conditional Real Estate Acquisitions be received for information and the following recommendation(s) **approved**:

- (a) That the Board of Directors authorize the Chief Executive Office for CityHousing Hamilton Corporation (CHH), satisfactory to CHH’s legal counsel, to submit offers on time sensitive potential real estate acquisitions, which include a requisite condition of the approval of the Board of Directors; and
- (b) That Staff be directed to establish a CityHousing Hamilton Corporation – Real Estate Acquisition Policy, as outlined in Report 24033, to be presented to the Board for approval at a future meeting;

**Executive Summary:**

As CityHousing Hamilton Corporation (CHH) prepares to ready new affordable housing projects for funding, both redevelopment of existing sites and acquisition of new sites have been contemplated in the forthcoming development strategy.

Notably, CHH has previously undertaken acquisitions of land to develop affordable housing, including the purchase at market price of the former City Motor Hotel at 55 Queenston Rd, and the transfer at nominal value from the City of Hamilton (City), the underutilized parking lots at 257 King William St and 106 Bay St N, along with a portion of vacant land at 58 Macassa Ave. As CHH continues to develop affordable housing, more sites would be beneficial to complement redevelopment and retrofit opportunities.

A policy for acquisitions would establish clear guidelines for when and how real estate transactions are conducted. In conjunction, an acquisitions policy could include provision for staff to make offers conditional on Board of Directors (Board) approval which would enable more competitive bidding given the time sensitive nature of sales. In the interim period, delegating the authority to initiate a potential acquisition to the Chief Executive Officer will position CHH to act quickly when there is an opportunity to acquire real estate which is strategically aligned with CHH’s new development strategy and action plan.

**Background and Additional Information:**

In 2017, Report #17021(a) outlined the initial work plan for the first phase of CHH’s restarted development program. This work progressed to include the following projects now completed or underway:

- 500 MacNab St N (retrofit)
- 263 Main St E (retrofit)
- 8 Roxanne Dr (redevelopment)
- 257 King William St (acquisition, new build)
- 106 Bay St N (acquisition, new build)
- 55 Queenston Rd (acquisition, new build)
- 1620 Main St E (acquisition, new build)
- 405 James St N (redevelopment)
- 58 Macassa Ave (acquisition, new build)

The completion of the development strategy will mark the beginning of a new phase of development at CHH, built on ambitious vision and rigorous planning. This new phase of development will be characterised by both new approaches to housing development, and improvements to existing ones. The establishment of a policy for acquisitions is an example of an enhancement to an existing

approach that brings greater transparency and builds in best practices to the workflow.

The Acquisition Policy would be designed to ensure that CHH is effective in acquiring assets for new development.

The policy would follow the established process for all CHH policies whereby it would be drafted in consultation with the appropriate internal stakeholders, approved by the Management Team, and reported to the Board for information.

The recommended process for acquisition notably includes the ability for the CEO to make a conditional offer, which subsequently is reported to the Board (in camera) in full before said condition can be fulfilled and removed.

**Consultation:**

CityHousing Hamilton: Strategy and Quality Improvement (SQI)  
City of Hamilton: Corporate Real Estate Office (CREO)

**Financial and Legal/Risk Considerations:**

There are potential risks of incurring additional legal and staffing cost on acquisitions that may not end up being acquired. These costs are a factor but are not significant in scale and can therefore be accounted for in project budgets.

There can be significant risk of substantial cost impacts for environmental remediation and other site discoveries. The due diligence required for potential purchases should involve a strategy to manage the risk of environmental and other discoveries, which are inherent factors in development in an urban context.

**Supporting Presentations and Appendices:**

No presentation nor appendices.

**Strategic Alignment:**

This report implements:

**NEIGHBOURHOOD REVITALIZATION:**

Develop new and inclusive affordable mixed housing that builds strong and successful multi-generational communities.

<AS/sb>



<b>Date:</b>	<b>October 29, 2024</b>
<b>Report to:</b>	Board of Directors CityHousing Hamilton Corporation
<b>Prepared by:</b>	Adam Sweedland, Chief Executive Officer
<b>Signature:</b>	<i>A. Sweedland</i>
<b>Subject:</b>	<b>CEO Updates and Communications</b>
<b>Report Type:</b>	<b>Information (to be received)</b>

**Recommendation(s):**

That the CEO Updates and Communications be **received** for information or discussion purposes.

**Updates:**

**1.0 Proposed 2025 BoD Meeting Schedule**

Tues. <b>Feb. 25</b>	10am – 12noon	Hybrid / City Hall, Room 192
Tues. <b>Mar. 25</b>		
Tues. <b>April 22</b>		
Tues. <b>May 27</b>		
Tues. <b>June 24</b>		
Tues. <b>Sept. 23</b>	9:30am – 12noon	
Tues. <b>Oct. 28</b>	10am – 12noon	
Tues. <b>Nov. 25</b>		
Tues. <b>Dec. 9</b>		

**2.0 Proposing to extend the time of the November 26<sup>th</sup> Board meeting from 9:30am to 12noon due to the number of financial reports and including the Draft Annual Report**

#### **4.0 Board Communications**

The following Board Communications were sent to the Board of Directors via email since the last Board meeting:

- September 25, 2024: Board Update, 2024 Garden Award Recipients pictures and Report #24025, Appendix A, 2025 Market Rent Increases Update (including 106 Bay St. N.)

#### **Strategic Alignment:**

This report supports the following 2023-2027 CityHousing Hamilton Strategic Priorities;

- A WHOLE TEAM APPROACH: Strengthen our people and performance.

#### **Appendices**

-Email dated September 25, 2024, Report #24025, Appendix A, 2025 Market Rent Increases Update

AS/as





# 2025 Rent Increases

CHH BoD, Oct. 29, 2024  
Item 6.3.0, Report 24025,  
Appendix A Update

<b>LEGEND</b>	
Unit Type:	(M) Mountain
T = Townhouse	(L) Lower
Tm = Townhouse modified	
A = Apartment	
Am = Apartment modified	

Address	Unit Size	Unit Type	2022 Rent	2023 Rent	2024 Rent	2025 Rent	2025 % Inc
96-110 Ashley St	3	T	\$1,001	\$1,026	\$1,052	\$1,078	2.5%
	4	Tm	\$1,068	\$1,095	\$1,122	\$1,150	2.5%
**New Tenants Jan 1/17 or after	4	Tm	\$1,096	\$1,123	\$1,151	\$1,180	2.5%
106 Bay Street North	1	A			\$1,050	\$1,076	2.5%
	3	A			\$1,550	\$1,589	2.5%
29-41 Bingham Rd	2	T	\$1,061	\$1,088	\$1,115	\$1,143	2.5%
	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
101-145 Bobolink Rd	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
4 Bridgewater Court	2	T	\$867	\$889	\$911	\$934	2.5%
	3	T	\$950	\$974	\$998	\$1,023	2.5%
	4	T	\$1,039	\$1,065	\$1,092	\$1,119	2.5%
	5	T	\$1,383	\$1,418	\$1,453	\$1,490	2.5%
101 Broadway Ave	1	A	\$808	\$828	\$849	\$870	2.5%
	2	A	\$943	\$967	\$991	\$1,016	2.5%
**New Tenants Jan 1/17 or after	2	A	\$965	\$989	\$1,014	\$1,039	2.5%
10 Brock St	3	T	\$992	\$1,017	\$1,042	\$1,068	2.5%
**New Tenants Jan 1/17 or after	3	T	\$1,002	\$1,027	\$1,053	\$1,079	2.5%
	4	T	\$1,096	\$1,123	\$1,151	\$1,180	2.5%
89, 93 Century St	3	Semi	\$1,026	\$1,052	\$1,078	\$1,105	2.5%
CHH Singles/Semis	2 (M)	sing/semi	\$1,274	\$1,306	\$1,339	\$1,372	2.5%
	2 (L)	sing/semi	\$1,274	\$1,306	\$1,339	\$1,372	2.5%
CHH Singles/Semis	3 (M)	sing/semi	\$1,371	\$1,405	\$1,440	\$1,476	2.5%
	3 (L)	sing/semi	\$1,340	\$1,374	\$1,408	\$1,444	2.5%
CHH Singles/Semis	4 (M)	sing/semi	\$1,451	\$1,488	\$1,525	\$1,563	2.5%
	4 (L)	sing/semi	\$1,416	\$1,451	\$1,487	\$1,524	2.5%
	5 (M)	sing/semi	\$1,474	\$1,511	\$1,549	\$1,587	2.5%
	5 (L)	sing/semi	\$1,474	\$1,511	\$1,549	\$1,587	2.5%
	6 (M)	sing/semi	\$1,474	\$1,511	\$1,549	\$1,587	2.5%
	6 (L)	sing/semi	\$1,474	\$1,511	\$1,549	\$1,587	2.5%
B01E and A10C	3	sing/semi	\$1,227	\$1,258	\$1,289	\$1,322	2.5%
	4+	sing/semi	\$1,308	\$1,341	\$1,374	\$1,409	2.5%
C20C	2	sing/semi	\$1,359	\$1,393	\$1,428	\$1,464	2.5%
	3	sing/semi	\$1,439	\$1,475	\$1,512	\$1,549	2.5%
	4+	sing/semi	\$1,530	\$1,568	\$1,607	\$1,647	2.5%
20 Congress Cres	2	A	\$923	\$946	\$970	\$994	2.5%
	3	A	\$1,010	\$1,035	\$1,061	\$1,087	2.5%
30 Congress Cres	2	A	\$923	\$946	\$970	\$994	2.5%
	3	A	\$1,010	\$1,035	\$1,061	\$1,087	2.5%
50 Congress Cres	2	T	\$1,061	\$1,088	\$1,115	\$1,143	2.5%
	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%

Address	Unit Size	Unit Type	2022 Rent	2023 Rent	2024 Rent	2025 Rent	2025 % Inc
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
430 Cumberland Ave	1	A	\$744	\$763	\$782	\$802	2.5%
	2	A	\$880	\$902	\$925	\$948	2.5%
	3	A	\$1,031	\$1,057	\$1,083	\$1,110	2.5%
170 East Ave S	1	A	\$751	\$770	\$789	\$809	2.5%
	2	A	\$895	\$917	\$940	\$963	2.5%

Address	Unit Size	Unit Type	2022 Rent	2023 Rent	2024 Rent	2025 Rent	2025 % Inc
87/97/107-117 Elgar Ave	2	T	\$1,119	\$1,147	\$1,176	\$1,205	2.5%
	3	T	\$1,216	\$1,246	\$1,277	\$1,309	2.5%
	4+	T	\$1,293	\$1,325	\$1,358	\$1,392	2.5%
109 Fiddlers Green Rd	1	A	\$766	\$785	\$805	\$825	2.5%
<b>**New Tenants Jan 1/17 or after</b>	<b>1</b>	<b>A</b>	<b>\$815</b>	<b>\$835</b>	<b>\$856</b>	<b>\$877</b>	<b>2.5%</b>
280 Fiddlers Green Rd	Bach.	A	\$573	\$587	\$602	\$617	2.5%
	1	A	\$655	\$671	\$688	\$705	2.5%
<b>**New Tenants Jan 1/17 or after</b>	<b>1</b>	<b>A</b>	<b>\$754</b>	<b>\$773</b>	<b>\$792</b>	<b>\$812</b>	<b>2.5%</b>
249 Governors Rd	2	T	\$1,040	\$1,066	\$1,093	\$1,120	2.5%
	3	T	\$1,172	\$1,201	\$1,231	\$1,262	2.5%
46-102 & 66 Greendale Dr & 149-175 Cranbrook Dr	2	T	\$1,119	\$1,147	\$1,176	\$1,205	2.5%
	3	T	\$1,216	\$1,246	\$1,277	\$1,309	2.5%
	4+	T	\$1,293	\$1,325	\$1,358	\$1,392	2.5%
7-23 Gurnett Dr	3	T	\$1,112	\$1,140	\$1,169	\$1,198	2.5%
122 Hatt St	2	T	\$942	\$966	\$990	\$1,015	2.5%
	3	T	\$1,174	\$1,203	\$1,233	\$1,264	2.5%
95 Hess St S	Bach.	A	\$568	\$582	\$597	\$612	2.5%
	1	A	\$708	\$726	\$744	\$762	2.5%
	2		\$1,050	\$1,076	\$1,103	\$1,131	2.5%
181 Jackson St W	Bach.	A	\$568	\$582	\$597	\$612	2.5%
	1	A	\$708	\$726	\$744	\$762	2.5%
	2		\$1,050	\$1,076	\$1,103	\$1,131	2.5%
200 Jackson St W	1	A	\$708	\$726	\$744	\$762	2.5%
185 Jackson St E (1st Place)	1	A	\$649	\$665	\$682	\$699	2.5%
	1	Am	\$681	\$698	\$715	\$733	2.5%
	2	A	\$851	\$872	\$894	\$917	2.5%
	2	Am	\$883	\$905	\$928	\$951	2.5%
206 Jackson St E (1st Place)	1	A	\$643	\$659	\$675	\$692	2.5%
	2	A	\$747	\$766	\$785	\$805	2.5%
499-525 James St N	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,216	\$1,246	\$1,277	\$1,309	2.5%
5 Kendale Crt	2	T	\$1,119	\$1,147	\$1,176	\$1,205	2.5%
	3	T	\$1,216	\$1,246	\$1,277	\$1,309	2.5%
	4+	T	\$1,293	\$1,325	\$1,358	\$1,392	2.5%
245 Kenora Ave	2	T	\$1,061	\$1,088	\$1,115	\$1,143	2.5%
	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
89 King St E.	1	A	\$805	\$825	\$846	\$867	2.5%
95 King St E. (Units 201, 202, 205, 206, 301, 302, 305, 306)	1 Large	A	\$943	\$967	\$991	\$1,016	2.5%
95 King St E. (Units 203, 303)	1 Medium	A	\$888	\$910	\$933	\$956	2.5%
95 King St. E. (Units 204, 304)	1 Small	A	\$861	\$883	\$905	\$928	2.5%
211 King St E	1	A	\$822	\$843	\$864	\$886	2.5%
	1	A	\$915	\$938	\$961	\$985	2.5%
	1	A	\$936	\$959	\$983	\$1,008	2.5%
<b>**New Tenants Jan 1/17 or after</b>	<b>1</b>	<b>A</b>	<b>\$861</b>	<b>\$883</b>	<b>\$905</b>	<b>\$928</b>	<b>2.5%</b>
1781 King St E	1	A	\$816	\$836	\$857	\$878	2.5%

Address	Unit Size	Unit Type	2022 Rent	2023 Rent	2024 Rent	2025 Rent	2025 % Inc
	2	A	\$950	\$974	\$998	\$1,023	2.5%

Address	Unit Size	Unit Type	2022 Rent	2023 Rent	2024 Rent	2025 Rent	2025 % Inc
360 King East (1st Place)	Bach.	A	\$499	\$511	\$524	\$537	2.5%
00' Riser, 16th - 22nd floor	Studio	A	\$599	\$614	\$629	\$645	2.5%
00' Riser, 1st - 15th floor	Studio	A	\$640	\$656	\$672	\$689	2.5%
	1	A	\$780	\$800	\$820	\$840	2.5%
	1M	Am	\$798	\$818	\$838	\$859	2.5%
	2	A	\$962	\$986	\$1,011	\$1,036	2.5%
162 King William St	1	A	\$778	\$797	\$817	\$838	2.5%
**New Tenants Jan 1/17 or after	1	A	\$861	\$883	\$905	\$928	2.5%
	2	A	\$990	\$1,015	\$1,040	\$1,066	2.5%
580 Limeridge Rd E	2	T	\$1,076	\$1,103	\$1,131	\$1,159	2.5%
	2	Tm	\$1,120	\$1,148	\$1,177	\$1,206	2.5%
	3	T	\$1,139	\$1,167	\$1,196	\$1,226	2.5%
1100 Limeridge Rd E	1	A	\$847	\$868	\$890	\$912	2.5%
	2	A	\$941	\$965	\$989	\$1,014	2.5%
1111-1115, 1147-1151	2	T	\$1,061	\$1,088	\$1,115	\$1,143	2.5%
Limeridge Rd E	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
1150 Limeridge Rd E	2	T	\$1,054	\$1,080	\$1,107	\$1,135	2.5%
	3	Tm	\$1,177	\$1,206	\$1,236	\$1,267	2.5%
	3	T	\$1,131	\$1,159	\$1,188	\$1,218	2.5%
350-362 Limeridge Rd W	2	T	\$1,014	\$1,039	\$1,065	\$1,092	2.5%
	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
16-44 Locheed Dr	2	T	\$1,061	\$1,088	\$1,115	\$1,143	2.5%
	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
25 Lynden Ave	1	A	\$832	\$853	\$874	\$896	2.5%
	1	A	\$830	\$851	\$872	\$894	2.5%
	2	A	\$1,004	\$1,029	\$1,055	\$1,081	2.5%
	2	A	\$997	\$1,022	\$1,048	\$1,074	2.5%
60 Macassa Ave	Bach.	A	\$524	\$537	\$550	\$564	2.5%
	Bach.	A	\$579	\$593	\$608	\$623	2.5%
92 Macassa Ave	Bach.	A	\$579	\$593	\$608	\$623	2.5%
68 Macassa Ave	1	A	\$660	\$677	\$694	\$711	2.5%
70 Macassa Ave	1	A	\$660	\$677	\$694	\$711	2.5%
76 Macassa Ave	1	A	\$636	\$652	\$668	\$685	2.5%
	1	A	\$660	\$677	\$694	\$711	2.5%
78 Macassa Ave	1	A	\$636	\$652	\$668	\$685	2.5%
	1	A	\$660	\$677	\$694	\$711	2.5%
88 Macassa Ave	1	A	\$660	\$677	\$694	\$711	2.5%
90 Macassa Ave	1	A	\$660	\$677	\$694	\$711	2.5%
500 MacNab St N	Bach.	A	\$708	\$726	\$744	\$763	2.5%
	1	A	\$886	\$908	\$931	\$954	2.5%
	2	A	\$1,012	\$1,037	\$1,063	\$1,090	2.5%
191 Main St W	Bach.	A	\$611	\$626	\$642	\$658	2.5%
	2	A	\$964	\$988	\$1,012	\$1,038	2.5%
1884 Main St W	1	A	\$799	\$819	\$839	\$860	2.5%
	2	A	\$936	\$959	\$983	\$1,008	2.5%

Address	Unit Size	Unit Type	2022 Rent	2023 Rent	2024 Rent	2025 Rent	2025 % Inc
1900 Main St W	1	A	\$768	\$787	\$807	\$827	2.5%
	1	Am	\$840	\$861	\$883	\$905	2.5%
	2	A	\$929	\$952	\$976	\$1,000	2.5%
	3	A	\$1,068	\$1,095	\$1,122	\$1,150	2.5%
263 Main St E	Bach	A		\$820	\$820	\$820	0.0%
5 Maple Ave	1	A	\$766	\$785	\$805	\$825	2.5%
	2	A	\$1,018	\$1,043	\$1,069	\$1,096	2.5%
34, 36, 44 Martha St	2	T	\$1,061	\$1,088	\$1,115	\$1,143	2.5%
	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
4-48 Millwood Pl	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
395 Mohawk Rd E	1	A	\$828	\$849	\$870	\$892	2.5%
	2	A	\$1,018	\$1,044	\$1,069	\$1,096	2.5%
45 Montcalm Dr	2	T	\$1,061	\$1,088	\$1,115	\$1,143	2.5%
	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
1,2 Oriole Cres	2	T	\$926	\$949	\$973	\$997	2.5%
	3	T	\$986	\$1,011	\$1,036	\$1,062	2.5%
	4	T	\$1,050	\$1,076	\$1,103	\$1,131	2.5%
	5	T	\$1,110	\$1,138	\$1,166	\$1,195	2.5%
104 Osler Rd	1	A	\$778	\$797	\$817	\$838	2.5%
67 Ossington Dr	3	T	\$1,159	\$1,188	\$1,217	\$1,247	2.5%
155 Park St S	Bach.	A	\$569	\$583	\$598	\$613	2.5%
Risers = '03', '08', '10', '12', '18'	1	A	\$738	\$756	\$775	\$794	2.5%
**New Tenants Jan 1/17 or after	1	A	\$767	\$786	\$806	\$826	2.5%
Risers = '04', '07', '09', '11', '14', '17', '19'	1 w/o balcony	A	\$601	\$616	\$632	\$647	2.5%
**New Tenants Jan 1/17 or after	1 w/o balcony	A	\$677	\$694	\$711	\$729	2.5%
	2	A	\$1,023	\$1,049	\$1,075	\$1,102	2.5%
4-10 Picton St W	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,216	\$1,246	\$1,277	\$1,309	2.5%
77 Purnell Dr	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,247	\$1,278	\$1,310	\$1,343	2.5%
555 Queenston Rd	1	A	\$797	\$817	\$837	\$858	2.5%
	2	A	\$1,043	\$1,069	\$1,096	\$1,123	2.5%
557 Queenston Rd	1	A	\$806	\$826	\$847	\$868	2.5%
	2	A	\$981	\$1,006	\$1,031	\$1,057	2.5%
226 Rebecca St	1	A	\$752	\$771	\$790	\$810	2.5%
	2	A	\$834	\$855	\$876	\$898	2.5%
8 Roxanne	1	A		\$882	\$904	\$927	2.5%
	2	A		\$1,000	\$1,025	\$1,051	2.5%
	3	A		\$1,152	\$1,181	\$1,210	2.5%
	4	A		\$1,265	\$1,297	\$1,329	2.5%
797-847 Roxborough Ave	2	T	\$1,061	\$1,088	\$1,115	\$1,143	2.5%
	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
	4+	T	\$1,216	\$1,246	\$1,277	\$1,309	2.5%
1081 Rymal Rd E	3	T	\$1,159	\$1,188	\$1,218	\$1,248	2.5%
30 Sanford Ave	1	A	\$708	\$726	\$744	\$762	2.5%
	2	A	\$964	\$988	\$1,012	\$1,038	2.5%

Address	Unit Size	Unit Type	2022 Rent	2023 Rent	2024 Rent	2025 Rent	2025 % Inc
10 St. Andrews Dr	3	T	\$1,153	\$1,182	\$1,212	\$1,242	2.5%
470 Stone Church Rd E	2	T	\$1,059	\$1,085	\$1,112	\$1,140	2.5%
	2	Tm	\$1,096	\$1,123	\$1,151	\$1,180	2.5%
	3	T	\$1,121	\$1,149	\$1,178	\$1,207	2.5%
680 Stone Church Rd W	1	A	\$772	\$791	\$811	\$831	2.5%
	2	A	\$833	\$854	\$875	\$897	2.5%
	3	A (w/o balc)	\$924	\$947	\$971	\$995	2.5%
	3	T (deck)	\$1,009	\$1,034	\$1,060	\$1,087	2.5%
	4+	A	\$1,055	\$1,081	\$1,108	\$1,136	2.5%
690 Stone Church Rd W	1	A	\$805	\$825	\$846	\$867	2.5%
700 Stone Church Rd W	3	T	\$1,026	\$1,052	\$1,078	\$1,105	2.5%
	3 (units 5 & 10)	T (gas heat)	\$1,136	\$1,164	\$1,193	\$1,223	2.5%
120 Strathcona Ave N	1	A	\$752	\$771	\$790	\$810	2.5%
	2	A	\$964	\$988	\$1,013	\$1,038	2.5%
25 Towercrest Dr	2	T	\$1,027	\$1,053	\$1,079	\$1,106	2.5%
	3	T	\$1,174	\$1,203	\$1,233	\$1,264	2.5%
	4+	T	\$1,310	\$1,343	\$1,377	\$1,411	2.5%
801 Upper Gage Ave	1	A	\$774	\$793	\$813	\$833	2.5%
	2	A	\$1,018	\$1,044	\$1,070	\$1,097	2.5%
1285 Upper Gage Ave	2	T	\$1,089	\$1,116	\$1,144	\$1,173	2.5%
	3	T	\$1,223	\$1,254	\$1,285	\$1,318	2.5%
980 Upper Ottawa St	2	T	\$1,119	\$1,147	\$1,176	\$1,205	2.5%
	3	T	\$1,216	\$1,246	\$1,277	\$1,309	2.5%
	4+	T	\$1,293	\$1,325	\$1,358	\$1,392	2.5%
772 Upper Paradise Rd	2	T	\$1,054	\$1,080	\$1,107	\$1,135	2.5%
	3	T	\$1,182	\$1,212	\$1,242	\$1,273	2.5%
723 / 727 Upper Sherman	1	A	\$622	\$638	\$654	\$670	2.5%
	1	A	\$660	\$677	\$694	\$711	2.5%
75 Wentworth St N	2	A	\$851	\$872	\$894	\$917	2.5%
**New Tenants Jan 1/17 or after	2	A	\$878	\$900	\$923	\$946	2.5%
	3	A	\$933	\$956	\$980	\$1,004	2.5%
**New Tenants Jan 1/17 or after	3	A	\$960	\$984	\$1,009	\$1,034	2.5%
405 York Blvd	Bach.	A	\$531	\$544	\$558	\$572	2.5%
	1	A	\$741	\$760	\$779	\$798	2.5%
	1M	Am	\$778	\$797	\$817	\$837	2.5%
	2	A	\$865	\$887	\$909	\$932	2.5%
	2M	Am	\$900	\$923	\$946	\$969	2.5%
	3	A	\$1,024	\$1,050	\$1,076	\$1,103	2.5%
	3M	Am	\$1,099	\$1,126	\$1,154	\$1,183	2.5%



**\*\*CONFIDENTIAL\*\***

**Date:** Tuesday October 29, 2024

**Report to:** CityHousing Hamilton  
Board of Directors

**Submitted by:** Adam Sweedland  
Chief Executive  
Officer/Secretary

**Prepared by:** Leanne Ward  
Manager, Operations

**Subject:** **CONFIDENTIAL / IN-CAMERA**

**7. In-Camera / Confidential**

**a. Coordinated Community Resolution Strategy  
(Report # 24032)**

**NOTE: Discussion of this Confidential Report #24032 in closed session is subject to the following requirement(s) of the requirement(s) of the City of Hamilton's Procedural By-law and the *Ontario Municipal Act, 2001*:**

- ***as amended*, as the subject matter pertains to personal matters about an identifiable individual(s), including City employees –CityHousing Hamilton.**

**RATIONALE FOR CONFIDENTIALITY**

**This report is being considered in Closed Session as it contains information related to identifiable individual(s), including City employees –CityHousing Hamilton.**

**Staff are recommending that Report #24032, remain confidential, as the primary subject matter pertains to personal matters about an identifiable individual(s).**





**\*\*CONFIDENTIAL\*\***

**Date:** Tuesday October 29, 2024

**Report to:** CityHousing Hamilton  
Board of Directors

**Submitted by:** Adam Sweedland  
Chief Executive  
Officer/Secretary

**Prepared by:** Sean Botham  
Manager, Development

**Subject:** **CONFIDENTIAL / IN-CAMERA**

**7. In-Camera / Confidential**

- b) **NOTE: Discussion of Report #23022(b), in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-sections (c) and (k) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-sections (c) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:**
- **(c) a proposed or pending acquisition or disposition of land by the municipality or local board.**

**RATIONALE FOR CONFIDENTIALITY**

**This report is being considered in Closed Session as it contains confidential information related to proposed redevelopments which include acquisition and disposition.**

**RATIONALE FOR MAINTAINING CONFIDENTIALITY**

**Staff are recommending that the report / recommendation(s) / appendices remain confidential, with the exception of Appendix B which is to be posted publicly on the website of CityHousing Hamilton and forwarded to the City of Hamilton in its capacity as sole-Shareholder, as it contains confidential information related to proposed redevelopments which include acquisition and disposition.**