



# COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>DATE:</b>	July 15, 2022
<b>SUBJECT:</b>	Community Housing and Homelessness Service Investment Outcomes 2019-2022
<b>WARD(S) AFFECTED:</b>	City Wide
<b>SUBMITTED BY:</b>	Angela Burden General Manager Healthy and Safe Communities Department
<b>SIGNATURE:</b>	

## Background:

### *Overview*

This information has been prepared in response to a question raised at the General Issues Committee meeting on July 4, 2022 during the City Manager's Term of Council Priorities 2018 to 2022 Summary Report regarding the outcomes associated with the investment of \$562 M in Housing and Homelessness during the period of 2019-2022.

Investments for the 2019-2022 Term of Council Priority for Homelessness and Affordable Housing include capital, operating subsidies to housing providers, financial housing assistance and support services. This report provides an overview of budgets from 2019 to 2022 and summarizes service outcomes from 2019 to 2021. Outcome indicators for 2022 are not yet available across indicators.

Housing and homelessness investments during this period totals \$562M and includes:

- a municipal investment of \$256 M
- a provincial investment of \$176 M
- a federal investment of \$130 M.

The financial figures reported below includes budgeted figures for 2019 to 2022. These investments were associated with the following outcomes from 2019 to 2021:

#### Capital

- 302 units of new community housing were approved for capital funding of which 97 are now occupied, and 205 are under construction;
- 5,612 social housing units were repaired;
- 78 private homes/rooming home units were repaired and 2 elevators in social housing buildings were repaired;

#### Services and Supports

- An average of 10,900 households per year were assisted through social housing, rent supplements and housing allowances;
- An average of 2,915 people per year stayed in emergency shelters;
- 4,859 homelessness prevention supports were provided to people experiencing homelessness to help them remain housed; and
- There were 1,099 housing placements.

The City of Hamilton is designated by the Province of Ontario as the Service Manager for Community Housing and Homelessness and is the designated Community Entity for funding under Reaching Home: Canada's Homelessness Strategy. As part of this role, the City provides a wide variety of services to help residents with low-incomes live in homes they can afford. This includes providing operating and rent subsidies to non-profit housing providers to help them maintain their buildings and provide Rent-Geared-to-Income (RGI) to tenants. Rent subsidies (Housing Allowances, Rent Supplements, Canada Ontario Housing Benefit) are also used to reduce rents in private market buildings to no more than 30% of a household's income. Non-profit housing providers are also supported to plan and fund capital repairs to their buildings to ensure they remain safe and healthy places to live.

An array of homelessness prevention supports are provided to help households remain housed and prevent homelessness including the Housing Stability Benefit, eviction prevention services, shelter diversion and, most recently, the Rent Ready program which supports households with payments of first and last months rent, rental and utility arrears. Emergency shelters and outreach services are provided to people experiencing homelessness, as well as support services (services and supports) to help people find and maintain housing. Outcomes associated with homelessness supports are reported as unique shelter stayers, services and supports, and housing placements.

**SUBJECT: Term of Council Priority – Homelessness and Affordable Housing 2019  
-2022 (City Wide) - Page 3 of 6**

**Investments and Outcomes - Housing and Homelessness - 2019-2022**

Social Housing								
Description	Calendar (Fiscal) Year				Funding Source and Totals			All Sources
	2019	2020	2021	2022	Municipal	Provincial	Federal	
Households Assisted in Social Housing or Rent Supplement	10976	11046	10698	Not Yet Reported	\$148,005,000	\$7,837,000	\$56,668,000	\$212,510,000
Social Housing Capital								
Description	2019	2020	2021	2022	Municipal	Provincial	Federal	All Sources
Units Repaired	1986	1691	1935	Not Yet Reported	\$34,000,000	\$11,567,000	\$15,447,000	\$61,014,000
Home Repairs for Households Living with Low Incomes								
Description	2019	2020	2021	2022	Municipal	Provincial	Federal	All Sources
Homes and Rooms Repaired	50	11	19	Not Yet Reported	\$0	\$14,109,000	\$0	\$14,109,000
New Affordable Community Housing Units Approved								
Description	2019	2020	2021	2022	Municipal	Provincial	Federal	All Sources
New Community Housing Units Approved	72	46	184	Not Yet Reported	\$35,422,000	\$0	\$25,167,000	\$60,589,000
Homelessness (Reaching Home, CHPI, Home for Good)								
Description	2019	2020	2021	2022	Municipal	Provincial	Federal	All Sources
Unique Shelter Stayers	2902	2779	3066	Not Yet Reported				
Homelessness Prevention Supports	336	1600	2923	Not Yet Reported				
Housing Placements	179	543	377	Not Yet Reported				
Services and Supports	2430	51031	6793	Not Yet Reported				
					\$38,880,000	\$142,655,000	\$32,417,000	\$213,952,000
<b>Total</b>					<b>\$256,307,000</b>	<b>\$176,168,000</b>	<b>\$129,699,000</b>	<b>\$562,174,000</b>

*Social Housing*

Social Housing is largest program to assist households with their housing affordability. Between 2019 and 2021 an average of 10,906 households annually received assistance with housing and rent supplements. Of those:

- 7,780 households annually received Rent-Geared-to-Income (RGI) subsidy in social housing.

- An average of 2,450 households per year lived in a social housing unit whose income was above the limit for eligibility for RGI. While not receiving subsidies, these are households living in a social housing unit.
- An average of 320 households per year received municipally-funded housing allowances to make their housing in the private market affordable. These are flat rate subsidies based on household size. These households remain on the Access to Housing (ATH) wait list waiting for an RGI unit.
- An average of 241 households per year received Strong Communities Rent Supplements. These are RGI subsidies. Most of these supplement rent in private market buildings and are administered by agencies that provide supports to the tenants.
- An average of 83 households were supported per year with Canada Ontario Community Housing Initiative (COCHI) which are RGI subsidies attached to social housing providers that have finished their mortgages.
- An average of 167 households per year received a Canada Ontario Housing Benefit. This portable benefit is similar to RGI and is applied to private market rental units.

From 2019 to 2022 investment in Social Housing, Housing Allowances and Rent Supplements totaled \$212,510,000 of which 69% was municipal, 4% was provincial and 27% was federal.

### *Social Housing Capital*

Social Housing programs were funded using formulas that usually did not allow providers to build up sufficient reserves for repair and replacement so funding for capital repairs is a critical to maintaining their quality. Between 2019 and 2021, 5,612 social housing units were repaired with the assistance of capital funding at a total cost of \$61,014,000 of which 56% was municipal, 19% as provincial and 25% was federal.

### *Ontario Renovates Essential Home Repairs for Households Living with Low-incomes*

Low-income home owners and landlords serving low income tenants often have challenges maintaining their homes or buildings in good repair. Between 2019 and 2021, assistance was provided to repair 78 homes or rooming house units through Ontario Renovates funding. Two social housing elevators were also repaired through Ontario Renovates funding. This was accomplished through \$14,019,000 in provincial funding.

### *New Affordable Community Housing Development*

Community Housing refers to housing units owned by municipalities or non-profit providers. The development of new affordable housing units by non-profit providers is essential to meet community need. The information below reflect investments made by the City in new units developed in CityHousing Hamilton as well as other non-profit housing providers. Between 2019 and 2021, there were 302 new units of community housing approved for funding with a total budgeted investment of \$60,589,000 of which 58% was municipal (including funds from the Poverty Reduction Fund) and 42% was federal. Of these 302 new community housing units, 97 are occupied, and 205 are under construction.

### *Homelessness Supports and Services*

Between 2019 and 2021 an average of 2915 unique individuals per year were provided with emergency shelter where they received housing focused case management support and access to integrated housing and homelessness supports through partner organizations. More than 1000 individuals experiencing homelessness were placed in permanent housing with support from City funded programs across an integrated system of care.

Between 2019 and 2021, there were 60,254 supports provided to households experiencing homelessness including education services, employment-related services, food security, medical services, personal protective equipment, transportation, mental health and addictions supports etc.

An average of 1,619 households at risk of homelessness received supports and services annually that contribute to housing loss prevention, retention and re-housing. This may include eviction prevention services, assistance with rental and utility arrears, etc. In the first six months of 2022 alone, 264 households have received support from the Rent Ready program totaling more than \$480 K for support with first and last months rent, rental and utility arrears, depending on individual household needs.

Recognizing that Indigenous persons are over-represented among those experiencing homelessness, Housing Services seeks to acknowledge the autonomy and self-determination of Indigenous partners. Throughout the pandemic, Housing Services continued to allocate 20% of annual core federal homelessness funding totaling more than \$1 M as well as the annual allocation through the Municipal Poverty Reduction Fund (\$1 M) to the Indigenous community. Additionally, 20% of federal homelessness COVID funding (\$1.5 M) to the Indigenous community.

**SUBJECT: Term of Council Priority – Homelessness and Affordable Housing 2019  
-2022 (City Wide) - Page 6 of 6**

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Funding for homelessness programs during this time totaled \$213,952,000 which includes the COVID Response funding. Of the funding between 2019 and 2022 18% was municipal, 67% was provincial and 15% was federal.

Please direct any inquiries to Brian Kreps, Program Manager, Social Housing at (905) 546-2424 Ext. 1782 or by email at [Brian.Kreps@hamilton.ca](mailto:Brian.Kreps@hamilton.ca)