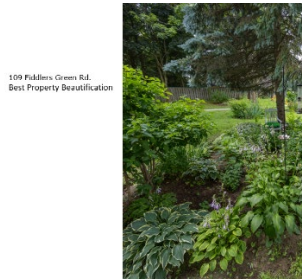


2025

CHH GARDEN AWARDS

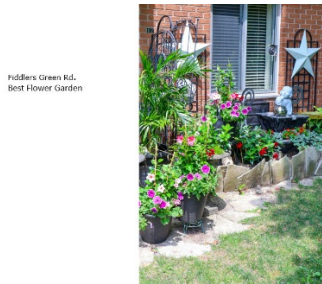
Best Property Beautification:

Unit at 109 Fiddlers Green Rd.



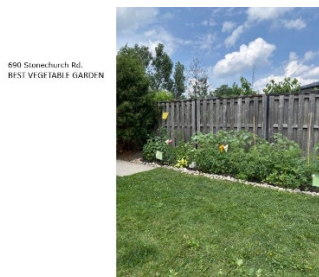
Best Flower Garden:

Unit at 109 Fiddlers Green Rd.



Best Vegetable Garden:

Unit at 690 Stonechurch Rd.



Best Community Garden:

Unit at 155 Park St. S.

155 Park St. S.
Best Community
garden



Best Balcony Garden:

Unit at 109 Fiddlers Green Rd.

109 Fiddlers Green Rd.
BEST BALCONY



Best Overall Garden

Together We Bloom Sunshine Award:

John Murray St.

John Murray St.
Best Overall Garden



NOTICE OF MEETING
BOARD OF DIRECTORS AND MEMBERS
CITYHOUSING HAMILTON CORPORATION

CHH 2025 GARDEN AWARD CEREMONY

Date: TUESDAY, September 23rd, 2025

Time: 9:30am – 9:50am

Place: City Hall, 71 Main St. West, 1st Floor, Room 192

(In-person only)

Awards Ceremony for the 2025 Award Recipients

**CHH Board of Directors
SPECIAL MEETING**

Date: TUESDAY, Sept. 23rd, 2025

Time: 10:00am – 12noon

Webex link – Board members join via Webex
invite in your calendar

Place: City Hall, 71 Main St. West, 1st Floor, Room 192/193 & will be held via WebEx conferencing and live streamed only on YouTube for public access (AV support in attendance):

[CHH BoD Sept23 2025 YouTube link](#)

CHH website, Agenda Material link:

<https://www.hamilton.ca/people-programs/cityhousing-hamilton>

AGENDA *added item

- 1) Call to Order**
- 2) Conflict of Interest Declaration**
- 3) Confirmation of Minutes**
 - a) Special meeting held on June 24, 2025**

4) Delegations

- a) Bhaia Aburaneh (guardian for minor S.A.) respecting urgent issues of public interest involving CHH's systemic failures
- b) Bhaia Aburaneh respecting urgent issues of public interest involving CHH's systemic failures
- c) Mahmoud Aburaneh respecting urgent issues of public interest involving CHH's systemic failures

*Added: Approval for urgent delegation request to the Sept. 23, 2025 Board meeting agenda

- d) Jelena Vermilion respecting 430 Cumberland

5) Operations

- a) CHH Tenants First Team Annual Report, presentation
- b) 2026 Market Rent Increase (Report #25024)
- c) Joint Health and Safety Committee, 2024 (Report #25025)

6) CEO Written Updates

- 1.0** Vacancy Unit Monthly Update, August 2025 (attached)
- 2.0** Tenant First Team approved minutes, June 17, 2025 (attached)
- 3.0** Safer Buildings By-Law update
- 4.0** 2024-25 MSAA Schedule F, Declaration of Compliance (attached)
- 5.0** Ontario Non-profit Housing Association – CEO nomination for Board of Directors (motion) attached
- 6.0** Board Communications: emails dated, 2025:
 - June 27, Confidential Board Update, Jamesville
 - July 7, Tenant First Team Volunteer Recruitment
 - July 30, CHH Organizational Changes communication
 - Aug. 6, CHH Tenant First Refresh Communication
 - Aug. 7, Media article – Tenant First Refresh
 - Aug. 8, Confidential Update – 430 Cumberland Ave
 - Aug. 19, Jamesville Demolition – Restart Update
 - Aug. 29, Jamesville Demolition communication notice
 - Sept. 3, Recruitment for Various Sub-Committee (incl CHH Board)
 - Sept. 5, calendar invite update, confirming Tues. Sept. 30th: CHH / Habitat for Humanity – 2025 Corporate Build confirmed (Tues. Sept. 30th) – 10 St. Andrew's

7) PRIVATE AND CONFIDENTIAL

a) Repair Program Update (Report #25023(a))

NOTE: Discussion of Report #25023(a)), in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-section (i) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-section (i) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:

- (i) 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;
 - Including CityHousing Hamilton Corporation

RATIONALE FOR CONFIDENTIALITY

This report is being considered in Closed Session as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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.

RATIONALE FOR MAINTAINING CONFIDENTIALITY

Staff are recommending that the report / recommendation(s) / appendices remain confidential, as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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;

b) Acquisitions (Report #24033(a))

NOTE: Discussion of Report #24033(a)), in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-section (i) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-section (i) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:

- (i) 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;

- Including CityHousing Hamilton Corporation

RATIONALE FOR CONFIDENTIALITY

This report is being considered in Closed Session as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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;

RATIONALE FOR MAINTAINING CONFIDENTIALITY

Staff are recommending that the report / recommendation(s) / appendices remain confidential, as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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.

c) Partnerships (Report #25026)

NOTE: Discussion of Report #25026), in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-section (i) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-section (i) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:

- (i) 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;
 - Including CityHousing Hamilton Corporation

RATIONALE FOR CONFIDENTIALITY

This report is being considered in Closed Session as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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;

RATIONALE FOR MAINTAINING CONFIDENTIALITY

Staff are recommending that the report / recommendation(s) / appendices remain confidential, as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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.

8) Adjournment

To be Approved BoD on Sept. 23, 2025

MEETING MINUTES
BOARD OF DIRECTORS AND MEMBERS
CITYHOUSING HAMILTON CORPORATION

Date: **Tuesday, June 24, 2025**

Time: **Board Meeting**
10:00am – 12noon

Location: **Hybrid / City Hall, Council Chambers, 2nd Floor**

Meeting: **Regular Meeting**

Place: **Special Notice: (Hybrid / City Hall, Council Chambers (2nd Flr) & will be held via WebEx conferencing and live streamed only on YouTube for public access:**
[YouTube link CHH BoD June 24 2025](#)
CHH website, Agenda Material:
[CHH BoD June24 2025 Agenda Material](#)

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

Regrets: Director-Councillor Tammy Hwang, *Treasurer*

Also Present: CHH Staff: A. Warren-Ritchie, S. Botham, L. Ward, R. Desouza; C. Morgan; C. Shilton, J. Couch, P. Vander Klippe
Other City Depts: Housing Division, K. Harrington
Guest(s): none
Public: (YouTube access provided) – Streaming was very poor quality, Audio and Visual issues

AV supports: MacLean Media Systems Inc

1. Call to Order (Quorum is five)

President-Councillor N. Nann, called the meeting to order at 10:01am

“The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, 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. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize 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:

NONE.

ADDITIONS TO THE AGENDA:

ADDED ITEM 8C: URGENT CONFIDENTIAL REPORT #17007(I), JAMESVILLE UPDATE

Moved by Vice President-Citizen A. Harris, seconded by Director-Councillor C. Kroetsch and carried to add confidential report as item 8c to the agenda.

3. Confirmation of Minutes

a) Special meeting held on May 27, 2025

Moved by VP-Citizen A. Harris, seconded by Director-Councillor T. Jackson and carried to approve May 27, 2025 minutes as presented.

4. Delegations

Chair gave an overview of the delegation procedure and confirmed that the delegates (I, II, III and IV, did not provide any written material or presentation documents in advance of today's meeting).

Chair invited delegations I, II, III, (at 10:05am) to present but each delegate encountered technical difficulties at their end and not able to attend June 24th meeting virtually. The Chair (at the conclusion of today's meeting) deferred delegations I, II and III until the next Board meeting, which is scheduled for September 23rd.

- I. Bhaia Aburaneh (Guardian for minor, S.A.) respecting urgent issues of public interest involving CHH's Systemic failures
-deferred until Sept. 23rd, 2025

II. Bhaia Aburaneh respecting urgent issues of public interest involving CHH's Systemic failures
-deferred until Sept. 23rd, 2025

III. Mahmoud Aburaneh respecting urgent issues of public interest involving CHH's Systemic failures
-deferred until Sept. 23rd, 2025

IV Jelena Vermillion respecting 430 Cumberland

Chair receiving request from delegate to accommodate extending the length of presentation time from 5 minutes to 10 minutes.

Motion by Director-Citizen K. Andrus, seconded by VP-Citizen A. Harris and carried to extend the time to 10 minutes.

Jelena Vermillion addressed the Board of Directors respecting 430 Cumberland.

President Nann thanked delegate for the information and commented that there will be a meeting with tenants this fall.

It was moved by VP-Citizen A. Harris, seconded by Director-Citizen K. Andrus, and carried:

That the delegation from Jelena Vermillion, respecting 430 Cumberland be received.

5. Finance

a) Ontario Health Schedule F, Declaration of Compliance

The Board was in receipt of the Report #25019 from CEO/Secretary dated June 24, 2025.

CFO, Rochelle Desouza gave an overview of report, outlining the Schedule F declaration of compliance.

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

That Report #25019 Ontario Health Schedule F Declaration of Compliance be received for information and the following be approved:

- (a) That the President of CityHousing Hamilton Corporation be authorized to execute the updated April 1, 2024, to March 31, 2025, Schedule F- Declaration of Compliance, attached as Appendix A.

b) Variance (Expenses, April)

The Board was in receipt of the Report #25020 from CEO/Secretary dated June 24, 2025.

CFO, Rochelle Desouza gave an overview of the operating expenses to date as the revenue data is not available at this time.

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

That Report #25020 Operating Variance Report (Expenses, April 2025), be **received** for information

6. Development

a) Asset Renewal 2024 – 2025, KPI's (Report #25021)

The Board was in receipt of the Report #25021 from CEO/Secretary dated June 24, 2025.

CPO, Sean Botham introduced Chris Shilton, Senior Project Manager, Energy Initiatives and Chris reviewed the key message of underspending with the guide graph referenced on page 3.

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

That Report #25021, Asset Renewal Key Performance Indicators (KPIs), be **received** for information.

b) 55 Queenston Road, Outdoor Amenity - Revised

The Board was in receipt of the Report #22012(c) from CEO/Secretary dated June 24, 2025.

CPO, Sean Botham introduced Peter Vander Klippe, Manager of Development and Peter gave an overview of the sign options and recommendations.

The Board requested that former Councillor S. Merulla be apprised of the approved recommendations.

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

That Report #22012(c) be **received** for information and the following recommendation(s) **approved**:

- a. Staff be directed to amend the plans for memorializing the City Motor Hotel from a replica or monument sign to historical plaques in both building lobbies, and an outdoor plaque/sign telling the story of the site, and the existing City Motor Hotel themed mural planned for 55 Queenston Rd;
- b. **Revised** Staff be authorized to reallocate the \$150,000 Ward 4 Capital Discretionary Budget towards Recommendation (a), and any surplus to the outdoor amenity and play areas for the public and the YWCA Child Care Centre, subject to approval by Council for the City of Hamilton.

7. CEO Written Update

- 1.0 Vacancy Unit Monthly Update, May 2025 (attached)
- 2.0 Tenant First Team approved minutes, May 13, 2025 (attached)
- 3.0 Organization Restructure and Communications plan
- 4.0 Portfolio Management Committee, meeting September 12th, 2025
- 5.0 Board Communications: emails dated June 9 and 13th, 2025

Adam Sweedland, CEO gave an overview of each item.

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

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

8 In-Camera / Confidential

Motion moved by VP-Citizen A. Harris, seconded by Director-Citizen A. Plug-Buist and carried to move In-Camera for items 8a, b, and c at 11:04am.

Director-Councillor ____ (*virtual*) – exited mtg at ____ am

Attendees (at 11:10am) for **Item 8a**: N. Nann, C. Kroetsch (Virtual), T. Jackson (Virtual), K. Andrus, A. Plug-Buist (Virtual), A. Harris, A. Wilson (Virtual), A. Sweedland, A. Warren-Ritchie, S. Botham, L. Ward, R. Desouza, C. Morgan and T. Herechuk (recorders)

a) **Repair Program Update and Strategic Sourcing Plan (Report #25023)**

NOTE: Discussion of Report #25023, in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-section (i) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-section (i) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:

- (i) 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;
 - Including CityHousing Hamilton Corporation

RATIONALE FOR CONFIDENTIALITY

This report is being considered in Closed Session as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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.

RATIONALE FOR MAINTAINING CONFIDENTIALITY

Staff are recommending that the report / recommendation(s) / appendices remain confidential, as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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;

The Board was in receipt of Report #25023 from CEO/Secretary dated June 24, 2025.

CPO, Sean Botham, gave an overview of the report.

It was moved by VP-Citizen A. Harris, seconded by Director-Citizen A. Plug-Buist:

That Report #25023, Repair Program Update, be **received** for information and the following recommendation(s) **approved (as noted in confidential Report #25023)**

Attendees (at 11:24am) for **Item 8b**: N. Nann, C. Kroetsch (Virtual), T. Jackson (Virtual), K. Andrus, A. Plug-Buist (Virtual), A. Harris, A. Wilson (Virtual), A. Sweedland, A. Warren-Ritchie, S. Botham, L. Ward, R. Desouza, P. Vander Klippe, J. Couch, C. Morgan and T. Herechuk (recorders)

b) Critical Responses (Report #25022)

NOTE: Discussion of Report #25022), in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-section (i) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-section (i) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:

- (i) 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;
 - Including CityHousing Hamilton Corporation

RATIONALE FOR CONFIDENTIALITY

This report is being considered in Closed Session as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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.

RATIONALE FOR MAINTAINING CONFIDENTIALITY

Staff are recommending that the report / recommendation(s) / appendices remain confidential, as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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.

The Board was in receipt of Report #25022 from CEO/Secretary dated June 24, 2025.

CPO, Sean Botham introduced Peter Vander Klippe, Manager of Development and Joanna Couch, Project Manager.

It was moved by VP-Citizen A. Harris, seconded by Director-Citizen A. Plug-Buist:

That Report #25022 Critical Responses to be **received** for information and the following recommendation(s) **approved (as noted in confidential Report #25022)**

Attendees (at 11:46am) for **Item 8c**: N. Nann, C. Kroetsch (Virtual), T. Jackson (Virtual), K. Andrus, A. Plug-Buist (Virtual), A. Harris, A. Wilson (Virtual), A. Sweedland, A. Warren-Ritchie, S. Botham, L. Ward, R. Desouza, P. Vander Klippe, C. Morgan and T. Herechuk (recorders)

c) Added Item 8c

*** Jamesville Update (Report #17007(I))**

NOTE: Discussion of Report #17007(I), 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(I) from CEO/Secretary dated June 24, 2025.

CPO, Sean Botham and Peter Vander Klippe, Manager of Development gave an overview of report.

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

That Report #17007(I) Jamesville Update be received for information and the following recommendation(s)
approved (as noted in confidential Report #17007(I))

Motion moved by VP-Citizen A. Harris, seconded by Director-Citizen A. Plug-Buist and carried to move in public session at 12:09pm.

9. Adjournment at 12:11pm

Motion by Director-Citizen K. Andrus, seconded by VP-Citizen A. Harris and carried that the meeting be adjourned.

TAKEN AS READ AND APPROVED

**Nrinder Nann, PRESIDENT
CityHousing Hamilton Corporation**



*Teresa Herechuk
CityHousing Hamilton Corporation
June 24, 2025*



CityHousing Hamilton Tenants First Team Annual Report

Presented to the Board of Directors on September 23, 2025

Item 5a

Mission and Purpose

Mission:

The Tenants First Team improves CHH's tenant experience by bringing the community together to improve quality of life, accessibility, and ensure everyone feels safe, supported, engaged, and included in our communities.

Purpose:

The Tenants First Team will partner with CHH to ensure it offers high-quality tenant experience by providing a tenant perspective on decisions that impact our communities and helping prioritize what is needed to improve overall quality of life for tenants.

Committee Representation

Inaugural members represent:

- Seniors, families and single person communities
- Communities downtown, east end, west end and Dundas, west mountain and central mountain.
- Townhouses, mid-rises and high-rises
- Market and subsidized homes
- Persons with disabilities, racialized people, LGBTQ2S+



Committee Overview



CityHousing Hamilton –
organization-wide focus
(not community level
focus)



Give strong, insightful and
experienced tenant leaders
a place at the table to
strengthen CHH decision
making



Provide the tenant
perspective on programs,
policies and service
delivery



Promote impactful use of
limited resources



Highlight opportunities to
reshape the story and
reputation of CityHousing
Hamilton

2024 – 2025 Achievements

Developed or created:

Tenants First Team
Terms of Reference
(June 2024)

CityHousing
Hamilton's strategic
communications plan
(September 2024)

Tenants First Team
handbook

Recruitment and
Selection Process

2024 – 2025 Achievements

Provided feedback to CHH leadership:

Development
Strategy
(feedback)

Community safety
(feedback)

Delegation policy
(feedback)

Property signage
(feedback)

Complaint
escalation process
(feedback)

Caretaker pilot
(feedback)

2024 Annual
Report (feedback)

2024 – 2025 Achievements

Completed training and education:

CHH Governance
and Strategic Plan
(training)

Conflict of Interest
/ Code of Conduct
(training)

Inclusion, Diversity,
Equity and
Accessibility
(training)

2025 Remaining Workplan

1

Lead Recruitment
and Selection
Process (September
– October 2025)

2

Select
representative for
CHH's 25th
anniversary
planning group

3

Continue to provide
feedback on
Tenants First
Refresh tenant
communications



Closing Remarks

"It can never be about us
without us.

This new partnership can and
will without doubt lead to
better services, an increased
sense of belonging and
healthier communities
overall."

Lisa Burton

Tenants First Team Chair





Date:	September 23, 2025
Report to:	Board of Directors CityHousing Hamilton Corporation
Prepared by:	Tracy Murphy Manager, Tenant Administration
CEO / Secretary Signature:	Adam Sweedland 
Subject:	2026 Market Rent Increase (Report #25024)
Report Type:	Information (to be received)

Recommendation(s):

That Report #25024, 2026 Market Rent Increase be **received** for information.

Executive Summary:

In July 2025, the Ontario Government announced a rent increase guideline of 2.1% for 2026. The new rate increase guideline applies to rent increases effective January 1, 2026, to December 31, 2026. The guideline is based on the Ontario Consumer Price Index (CPI), a measure of inflation calculated by Statistics Canada that reflects economic conditions over the past year.

The guideline is the maximum amount that landlords can increase a tenant's rent during the year and is governed by the *Residential Tenancies Act*. CityHousing Hamilton (CHH), as a social housing provider, is exempt from legislation with respect to rent increases.

However, CHH's practice is to follow this guideline, along with data supplied by Canada Mortgage and Housing Corporation, advertising, history and consultation with staff on rent-up trends to determine market rents.

Background and Additional Information:

All market rent charges are noted in Appendix A - 2026 Market Rent Increases.

Most tenants housed by CHH are not affected by market rent as they receive a subsidy based on Rent-Geared-to-Income (RGI) formulas.

Market rent becomes a factor in several cases:

- Tenants who rent from CHH at "market" rent (i.e., without a subsidy, much as they would rent from any other landlord). Approximately fifteen percent of CityHousing Hamilton residents reside in market rent units.
- RGI tenants whose income has increased to the point they are above the income limit for subsidy. Rent can be raised to the market level, but not any higher.
- RGI tenants who become ineligible for subsidy because they have failed to fulfill legislated requirements of RGI housing (e.g., not providing income verification).

Consultation:

Internal CHH Departments: Finance

External: n/a

Financial and Legal/Risk Considerations:

Market rent increases have a direct impact on operating revenue and are incorporated in annual budget planning.

Next Steps and Milestones:

January 1, 2026: Market rent increases of 2.1% take effect.

Strategic Alignment:

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

- FLOURISHING COMMUNITIES: Empower Tenants with the support and services they need to thrive:
- PRIDE IN HOME: Preserve and upgrade CHH's current housing stock.
- NEIGHBOURHOOD REVITALIZATION: Develop new and inclusive affordable mixed housing that builds strong and successful multi-generational communities.
- A WHOLE TEAM APPROACH: Strengthen our people and performance.

Supporting Presentations and Appendices:

Appendix A

AS/tm

APPENDIX A - 2026 Market Rent Increases

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

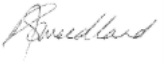
Address	Unit Size	Unit Type	2024 Rent	2025 Rent	2026 Rent	2026% Inc
96-110 Ashley St	3	T	\$1,052	\$1,078	\$1,101	2.1%
	4	Tm	\$1,122	\$1,150	\$1,174	2.1%
**New Tenants Jan 1/17 or after	4	Tm	\$1,151	\$1,180	\$1,205	2.1%
106 Bay Street North	1	A		\$1,050	\$1,072	2.1%
	3	A		\$1,550	\$1,583	2.1%
29-41 Bingham Rd	2	T	\$1,115	\$1,143	\$1,167	2.1%
	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
101-145 Bobolink Rd	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
4 Bridgewater Court	2	T	\$911	\$934	\$954	2.1%
	3	T	\$998	\$1,023	\$1,044	2.1%
	4	T	\$1,092	\$1,119	\$1,142	2.1%
	5	T	\$1,453	\$1,490	\$1,521	2.1%
101 Broadway Ave	1	A	\$849	\$870	\$888	2.1%
	2	A	\$991	\$1,016	\$1,037	2.1%
**New Tenants Jan 1/17 or after	2	A	\$1,014	\$1,039	\$1,061	2.1%
10 Brock St	3	T	\$1,042	\$1,068	\$1,090	2.1%
**New Tenants Jan 1/17 or after	3	T	\$1,053	\$1,079	\$1,102	2.1%
	4	T	\$1,151	\$1,180	\$1,205	2.1%
89, 93 Century St	3	Semi	\$1,078	\$1,105	\$1,128	2.1%
CHH Singles/Semis	2 (M)	sing/semi	\$1,339	\$1,372	\$1,401	2.1%
	2 (L)	sing/semi	\$1,339	\$1,372	\$1,401	2.1%
CHH Singles/Semis	3 (M)	sing/semi	\$1,440	\$1,476	\$1,507	2.1%
	3 (L)	sing/semi	\$1,408	\$1,444	\$1,474	2.1%
CHH Singles/Semis	4 (M)	sing/semi	\$1,524	\$1,562	\$1,595	2.1%
	4 (L)	sing/semi	\$1,487	\$1,524	\$1,556	2.1%
	5 (M)	sing/semi	\$1,549	\$1,587	\$1,620	2.1%
	5 (L)	sing/semi	\$1,549	\$1,587	\$1,620	2.1%
	6 (M)	sing/semi	\$1,549	\$1,587	\$1,620	2.1%
	6 (L)	sing/semi	\$1,549	\$1,587	\$1,620	2.1%
B01E and A10C	3	sing/semi	\$1,289	\$1,322	\$1,350	2.1%
	4+	sing/semi	\$1,374	\$1,409	\$1,438	2.1%
C20C	2	sing/semi	\$1,428	\$1,464	\$1,495	2.1%
	3	sing/semi	\$1,512	\$1,549	\$1,582	2.1%
	4+	sing/semi	\$1,607	\$1,647	\$1,682	2.1%
20 Congress Cres	2	A	\$970	\$994	\$1,015	2.1%
	3	A	\$1,061	\$1,087	\$1,110	2.1%
30 Congress Cres	2	A	\$970	\$994	\$1,015	2.1%
	3	A	\$1,061	\$1,087	\$1,110	2.1%
50 Congress Cres	2	T	\$1,115	\$1,143	\$1,167	2.1%
	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
430 Cumberland Ave	1	A	\$782	\$802	\$819	2.1%
	2	A	\$925	\$948	\$968	2.1%
	3	A	\$1,083	\$1,110	\$1,133	2.1%
170 East Ave S	1	A	\$789	\$809	\$826	2.1%
	2	A	\$940	\$963	\$983	2.1%

Address	Unit Size	Unit Type	2024 Rent	2025 Rent	2026 Rent	2026% Inc
87/97/107-117 Elgar Ave	2	T	\$1,176	\$1,205	\$1,230	2.1%
	3	T	\$1,277	\$1,309	\$1,336	2.1%
	4+	T	\$1,358	\$1,392	\$1,421	2.1%
109 Fiddlers Green Rd	1	A	\$805	\$825	\$842	2.1%
**New Tenants Jan 1/17 or after	1	A	\$856	\$877	\$895	2.1%
280 Fiddlers Green Rd	Bach.	A	\$602	\$617	\$630	2.1%
	1	A	\$688	\$705	\$720	2.1%
**New Tenants Jan 1/17 or after	1	A	\$792	\$812	\$829	2.1%
249 Governors Rd	2	T	\$1,093	\$1,120	\$1,144	2.1%
	3	T	\$1,231	\$1,262	\$1,289	2.1%
46-102 & 66 Greendale Dr & 149-175 Cranbrook Dr	2	T	\$1,176	\$1,205	\$1,230	2.1%
	3	T	\$1,277	\$1,309	\$1,336	2.1%
	4+	T	\$1,358	\$1,392	\$1,421	2.1%
7-23 Gurnett Dr	3	T	\$1,169	\$1,198	\$1,223	2.1%
122 Hatt St	2	T	\$990	\$1,015	\$1,036	2.1%
	3	T	\$1,233	\$1,264	\$1,291	2.1%
95 Hess St S	Bach.	A	\$597	\$612	\$625	2.1%
	1	A	\$744	\$762	\$778	2.1%
	2		\$1,103	\$1,131	\$1,155	2.1%
181 Jackson St W	Bach.	A	\$597	\$612	\$625	2.1%
	1	A	\$744	\$762	\$778	2.1%
	2		\$1,103	\$1,131	\$1,155	2.1%
200 Jackson St W	1	A	\$744	\$762	\$778	2.1%
185 Jackson St E (1st Place)	1	A	\$682	\$699	\$714	2.1%
	1	Am	\$715	\$733	\$748	2.1%
	2	A	\$894	\$917	\$936	2.1%
	2	Am	\$928	\$951	\$971	2.1%
206 Jackson St E (1st Place)	1	A	\$675	\$692	\$707	2.1%
	2	A	\$785	\$805	\$822	2.1%
499-525 James St N	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,277	\$1,309	\$1,336	2.1%
5 Kendale Crt	2	T	\$1,176	\$1,205	\$1,230	2.1%
	3	T	\$1,277	\$1,309	\$1,336	2.1%
	4+	T	\$1,358	\$1,392	\$1,421	2.1%
245 Kenora Ave	2	T	\$1,115	\$1,143	\$1,167	2.1%
	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
89 King St E.	1	A	\$846	\$867	\$885	2.1%
95 King St E. (Units 201, 202, 205, 206, 301, 302, 305, 306)	1 Large	A	\$991	\$1,016	\$1,037	2.1%
95 King St E. (Units 203, 303)	1 Medium	A	\$933	\$956	\$976	2.1%
95 King St. E. (Units 204, 304)	1 Small	A	\$905	\$928	\$947	2.1%
211 King St E	1	A	\$864	\$886	\$905	2.1%
	1	A	\$961	\$985	\$1,006	2.1%
	1	A	\$983	\$1,008	\$1,029	2.1%
**New Tenants Jan 1/17 or after	1	A	\$905	\$928	\$947	2.1%
1781 King St E	1	A	\$857	\$878	\$896	2.1%
	2	A	\$998	\$1,023	\$1,044	2.1%

Address	Unit Size	Unit Type	2024 Rent	2025 Rent	2026 Rent	2026% Inc
360 King East (1st Place)	Bach.	A	\$524	\$537	\$548	2.1%
00' Riser, 16th - 22nd floor	Studio	A	\$629	\$645	\$659	2.1%
00' Riser, 1st - 15th floor	Studio	A	\$672	\$689	\$703	2.1%
	1	A	\$820	\$840	\$858	2.1%
	1M	Am	\$838	\$859	\$877	2.1%
	2	A	\$1,011	\$1,036	\$1,058	2.1%
162 King William St	1	A	\$817	\$838	\$856	2.1%
**New Tenants Jan 1/17 or after	1	A	\$905	\$928	\$947	2.1%
	2	A	\$1,040	\$1,066	\$1,088	2.1%
580 Limeridge Rd E	2	T	\$1,131	\$1,159	\$1,183	2.1%
	2	Tm	\$1,177	\$1,206	\$1,231	2.1%
	3	T	\$1,196	\$1,226	\$1,252	2.1%
1100 Limeridge Rd E	1	A	\$890	\$912	\$931	2.1%
	2	A	\$989	\$1,014	\$1,035	2.1%
1111 & 1115-1147 & 1151	2	T	\$1,115	\$1,143	\$1,167	2.1%
Limeridge Rd E	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
1150 Limeridge Rd E	2	T	\$1,107	\$1,135	\$1,159	2.1%
	3	Tm	\$1,236	\$1,267	\$1,294	2.1%
	3	T	\$1,188	\$1,218	\$1,244	2.1%
350-362 Limeridge Rd W	2	T	\$1,065	\$1,092	\$1,115	2.1%
	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
16-44 Locheed Dr	2	T	\$1,115	\$1,143	\$1,167	2.1%
	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
25 Lynden Ave	1	A	\$874	\$896	\$915	2.1%
	1	A	\$872	\$894	\$913	2.1%
	2	A	\$1,055	\$1,081	\$1,104	2.1%
	2	A	\$1,048	\$1,074	\$1,097	2.1%
60 Macassa Ave	Bach.	A	\$550	\$564	\$576	2.1%
	Bach.	A	\$608	\$623	\$636	2.1%
92 Macassa Ave	Bach.	A	\$608	\$623	\$636	2.1%
68 Macassa Ave	1	A	\$694	\$711	\$726	2.1%
70 Macassa Ave	1	A	\$694	\$711	\$726	2.1%
76 Macassa Ave	1	A	\$668	\$685	\$699	2.1%
	1	A	\$694	\$711	\$726	2.1%
78 Macassa Ave	1	A	\$668	\$685	\$699	2.1%
	1	A	\$694	\$711	\$726	2.1%
88 Macassa Ave	1	A	\$694	\$711	\$726	2.1%
90 Macassa Ave	1	A	\$694	\$711	\$726	2.1%
500 MacNab St N	Bach.	A	\$744	\$763	\$779	2.1%
	1	A	\$931	\$954	\$974	2.1%
	2	A	\$1,063	\$1,090	\$1,113	2.1%
191 Main St W	Bach.	A	\$642	\$658	\$672	2.1%
	2	A	\$1,012	\$1,038	\$1,060	2.1%
1884 Main St W	1	A	\$839	\$860	\$878	2.1%
	2	A	\$983	\$1,008	\$1,029	2.1%

Address	Unit Size	Unit Type	2024 Rent	2025 Rent	2026 Rent	2026% Inc
1900 Main St W	1	A	\$807	\$827	\$844	2.1%
	1	Am	\$883	\$905	\$924	2.1%
	2	A	\$976	\$1,000	\$1,021	2.1%
	3	A	\$1,122	\$1,150	\$1,174	2.1%
263 Main St E	Bach	A	\$820	\$820	\$837	2.1%
1620 Main St E	1	A		\$940	\$960	2.1%
	2	A		\$1,000	\$1,021	2.1%
5 Maple Ave	1	A	\$805	\$825	\$842	2.1%
	2	A	\$1,069	\$1,096	\$1,119	2.1%
34, 36, 44 Martha St	2	T	\$1,115	\$1,143	\$1,167	2.1%
	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
4-48 Millwood Pl	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
395 Mohawk Rd E	1	A	\$870	\$892	\$911	2.1%
	2	A	\$1,069	\$1,096	\$1,119	2.1%
45 Montcalm Dr	2	T	\$1,115	\$1,143	\$1,167	2.1%
	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
1,2 Oriole Cres	2	T	\$973	\$997	\$1,018	2.1%
	3	T	\$1,036	\$1,062	\$1,084	2.1%
	4	T	\$1,103	\$1,131	\$1,155	2.1%
	5	T	\$1,166	\$1,195	\$1,220	2.1%
104 Osler Rd	1	A	\$817	\$838	\$856	2.1%
67 Ossington Dr	3	T	\$1,217	\$1,247	\$1,273	2.1%
155 Park St S	Bach.	A	\$598	\$613	\$626	2.1%
Risers = '03', '08', '10', '12', '18'	1	A	\$775	\$794	\$811	2.1%
**New Tenants Jan 1/17 or after	1	A	\$806	\$826	\$843	2.1%
Risers = '04', '07', '09', '11', '14', '17', '19'	1 w/o balcony	A	\$632	\$647	\$661	2.1%
**New Tenants Jan 1/17 or after	1 w/o balcony	A	\$711	\$729	\$744	2.1%
	2	A	\$1,075	\$1,102	\$1,125	2.1%
4-10 Picton St W	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,277	\$1,309	\$1,336	2.1%
77 Purnell Dr	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,310	\$1,343	\$1,371	2.1%
55 Queenston Rd	1	A		\$1,050	\$1,072	2.1%
	3	A		\$1,350	\$1,378	2.1%
555 Queenston Rd	1	A	\$837	\$858	\$876	2.1%
	2	A	\$1,096	\$1,123	\$1,147	2.1%
557 Queenston Rd	1	A	\$847	\$868	\$886	2.1%
	2	A	\$1,031	\$1,057	\$1,079	2.1%
226 Rebecca St	1	A	\$790	\$810	\$827	2.1%
	2	A	\$876	\$898	\$917	2.1%
8 Roxanne	1	A	\$904	\$927	\$946	2.1%
	2	A	\$1,025	\$1,051	\$1,073	2.1%
	3	A	\$1,181	\$1,210	\$1,235	2.1%
	4	A	\$1,297	\$1,329	\$1,357	2.1%
797-847 Roxborough Ave	2	T	\$1,115	\$1,143	\$1,167	2.1%
	3	T	\$1,212	\$1,242	\$1,268	2.1%
	4+	T	\$1,277	\$1,309	\$1,336	2.1%
1081 Rymal Rd E	3	T	\$1,218	\$1,248	\$1,274	2.1%
30 Sanford Ave	1	A	\$744	\$762	\$778	2.1%
	2	A	\$1,013	\$1,038	\$1,060	2.1%
10 St. Andrews Dr	3	T	\$1,212	\$1,242	\$1,268	2.1%
470 Stone Church Rd E	2	T	\$1,112	\$1,140	\$1,164	2.1%
	2	Tm	\$1,151	\$1,180	\$1,205	2.1%
	3	T	\$1,178	\$1,207	\$1,232	2.1%
680 Stone Church Rd W	1	A	\$811	\$831	\$848	2.1%

Address	Unit Size	Unit Type	2024 Rent	2025 Rent	2026 Rent	2026% Inc
	2	A	\$875	\$897	\$916	2.1%
	3	A (w/o balc)	\$971	\$995	\$1,016	2.1%
	3	T (deck)	\$1,060	\$1,087	\$1,110	2.1%
	4+	A	\$1,108	\$1,136	\$1,160	2.1%
690 Stone Church Rd W	1	A	\$846	\$867	\$885	2.1%
700 Stone Church Rd W	3	T	\$1,078	\$1,105	\$1,128	2.1%
	3 (units 5 & 10)	T (gas heat)	\$1,193	\$1,223	\$1,249	2.1%
120 Strathcona Ave N	1	A	\$790	\$810	\$827	2.1%
	2	A	\$1,013	\$1,038	\$1,060	2.1%
25 Towercrest Dr	2	T	\$1,079	\$1,106	\$1,129	2.1%
	3	T	\$1,233	\$1,264	\$1,291	2.1%
	4+	T	\$1,377	\$1,411	\$1,441	2.1%
801 Upper Gage Ave	1	A	\$813	\$833	\$850	2.1%
	2	A	\$1,070	\$1,097	\$1,120	2.1%
1285 Upper Gage Ave	2	T	\$1,144	\$1,173	\$1,198	2.1%
	3	T	\$1,285	\$1,318	\$1,346	2.1%
980 Upper Ottawa St	2	T	\$1,176	\$1,205	\$1,230	2.1%
	3	T	\$1,277	\$1,309	\$1,336	2.1%
	4+	T	\$1,358	\$1,392	\$1,421	2.1%
772 Upper Paradise Rd	2	T	\$1,107	\$1,135	\$1,159	2.1%
	3	T	\$1,242	\$1,273	\$1,300	2.1%
723 / 727 Upper Sherman	1	A	\$654	\$670	\$684	2.1%
	1	A	\$694	\$711	\$726	2.1%
75 Wentworth St N	2	A	\$894	\$917	\$936	2.1%
**New Tenants Jan 1/17 or after	2	A	\$923	\$946	\$966	2.1%
	3	A	\$980	\$1,004	\$1,025	2.1%
**New Tenants Jan 1/17 or after	3	A	\$1,009	\$1,034	\$1,056	2.1%
405 York Blvd	Bach.	A	\$558	\$572	\$584	2.1%
	1	A	\$779	\$798	\$815	2.1%
	1M	Am	\$817	\$837	\$855	2.1%
	2	A	\$909	\$932	\$952	2.1%
	2M	Am	\$946	\$969	\$989	2.1%
	3	A	\$1,076	\$1,103	\$1,126	2.1%
	3M	Am	\$1,154	\$1,183	\$1,208	2.1%

Date:	September 23rd, 2025
Report to:	Board of Directors CityHousing Hamilton Corporation
Prepared by:	Amanda Warren-Ritchie Manager, Strategy & Quality Improvement
CEO/Secretary	Adam Sweedland
Signature	
Subject:	Joint Health and Safety Committee 2024 (Report #25025)
Report Type:	Information

Recommendation(s):

That Report #25025, Joint Health & Safety Committee 2024 be **received** for information or discussion purposes.

Executive Summary:

This report reviews CityHousing Hamilton's (CHH) compliance with Joint Health and Safety Committee (JHSC) requirements under the Ministry of Labour.

CHH's Joint Health and Safety Committee (JHSC) promotes workplace safety by identifying hazards, conducting inspections, and recommending improvements. The committee is made up of worker and employer representatives. The committee holds a minimum of four JHSC meetings per year and conducts monthly workplace inspections in accordance with the Act.

From January 1 to December 31, 2024, CHH recorded 37 new incidents, including 7 lost workday cases totaling \$4,267 in costs. By comparison, 2023 had 6 lost workday incidents but significantly higher lost costs of \$413,755.

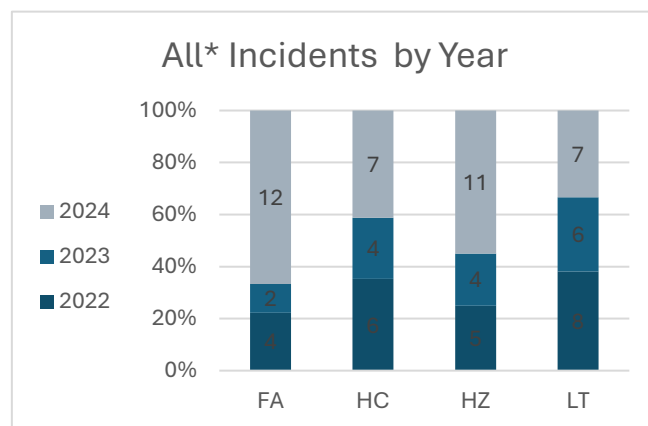
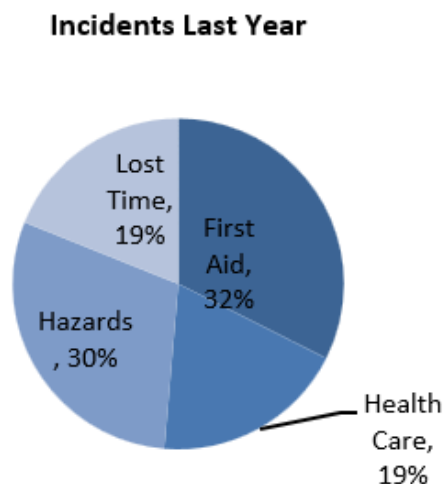
Background and Additional Information:

CHH's Joint Health and Safety Committee (JHSC), was established on November 8, 2012. In 2022, the Committee introduced key performance indicators (KPIs) and a health and safety dashboard, enabling CHH to objectively track and compare workplace safety trends. This data-driven approach supports proactive decision-making and continuous improvement in working conditions within an ever-changing environment.

Discussion:

Of the 37 incidents:

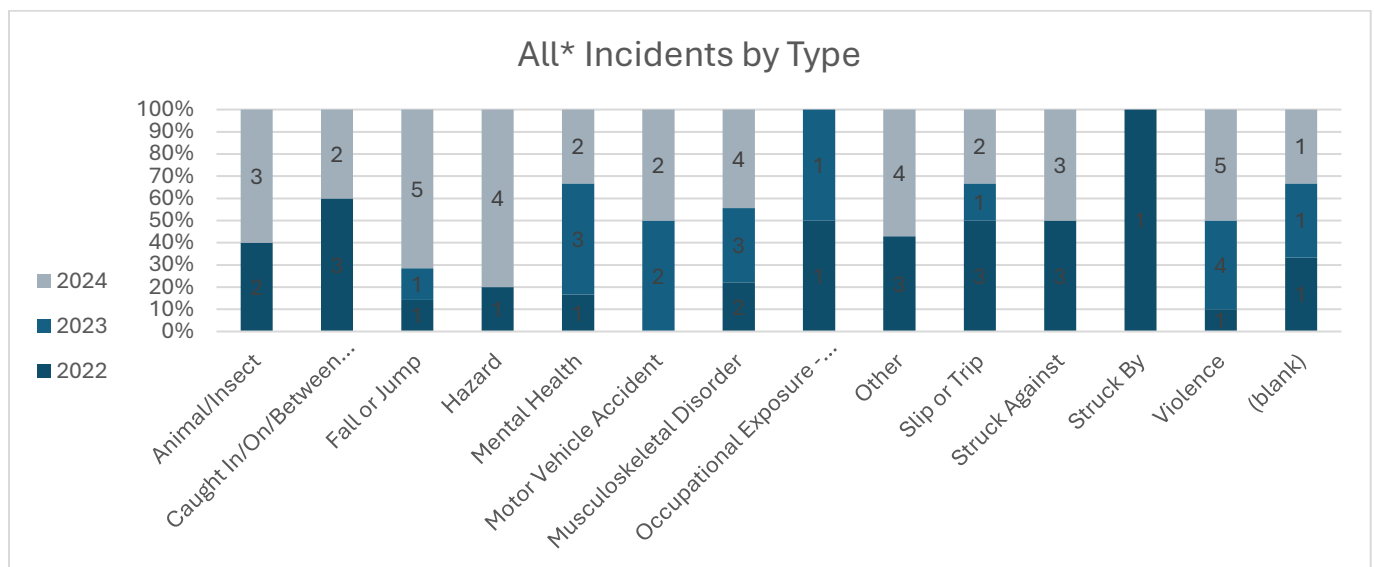
- 7 or 19% resulted in lost time,
- First aid was required 12 (32%) times,
- Health care was sought 7 (19%) times and
- 11 (30%) incidents were related to hazards.





In 2024, mental health incidents and lost-time cases declined, while incidents related to animals, falls, hazards, musculoskeletal disorders, and violence increased.

The top ten causes were identified as: improper tools or materials, lack of situational awareness, weather conditions, defective equipment, improper lifting, hazardous environments, poor body mechanics, inattention, and third-party aggression.



Corrective actions taken in response to incidents included investigations, use of personal protective equipment, improved communication, training to enhance knowledge and skills, updates to policies and procedures, as well as workspace and pre-start inspections.

2024 Incident Report Summary

Year	2024
Number of Occurrences	37
Cost	\$4,267.00
Total days associated with claims	7



Financial and Legal/Risk Considerations:

CHH will continue its work on Occupational Health and Safety to meet legislative requirements and ensure a safe, secure and healthy work environment for the staff. As required, Reports will be presented and reviewed with the Board.

Next Steps and Milestones:

Board information report in Sept 2026.

Strategic Alignment:

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

- FLOURISHING COMMUNITIES: Empower tenants with the support and services they need to thrive.
- A WHOLE TEAM APPROACH: Strengthen our people and performance.

Supporting Presentations and Appendices:

None:

AS/awr



Date:	September 23, 2025
Report to:	Board of Directors CityHousing Hamilton Corporation
Prepared by:	Adam Sweedland, Chief Executive Officer
Signature:	
Subject:	CEO Updates and Communications
Report Type:	Information (to be received)

Recommendation(s):

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

Updates:

1.0 Vacancy unit monthly (August) update

The vacancy rate for 2.5%. Details are found in the attached table.

2.0 Tenants First Team

Tenants First Team met on September 9, 2025, and approved the minutes of its meeting June 17, 2025, which are attached.

3.0 Safer Buildings By-Law update

CityHousing Hamilton Corporation is in the process of preparing its application for compliance with the City of Hamilton's Safer buildings By-law which comes into effect on January 1, 2026. CHH has been informed it is exempt from the associated registration fee.

4.0 2024-25 MSAA Schedule F, Declaration of Compliance (attached)

The attached declaration was presented to the Board for approval at its meeting on June 24, 2025. Subsequent to the meeting, Ontario Health provided a revised document and this is being attached for information and public record.

5.0 Ontario Non-profit Housing Association – CEO nomination for Board of Directors

The CEO has submitted his application for election to the Board of Directors for the Ontario Non-profit Housing Association (ONPHA). The election period takes place in October with the successful applications announced at the annual conference taking place in Toronto from October 30 to November 1, 2025.

ONPHA requires a resolution of the Board of Directors endorsing the nomination of the CEO, specifically a motion to support the nomination to act as the organization's representative while serving on the ONPHA Board.

6.0 Board Communications

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

- June 27, Confidential – Jamesville Update
- July 7, Tenant First Team Volunteer Recruitment
- July 30, CHH Organizational Changes communication
- Aug. 6, Tenant First Refresh Communication
- Aug. 7, Media article – Tenant First Refresh
- Aug. 8, Confidential Update – 430 Cumberland Ave
- Aug. 19, Jamesville Demolition – Restart Update
- Aug. 29, Jamesville Demolition communication notice
- Sept. 3, Recruitment for Various Sub-Committee (incl CHH Board)
- Sept. 5, calendar invite update, confirming Tues. Sept. 30th: CHH / Habitat for Humanity – 2025 Corporate Build confirmed (Tues. Sept. 30th) – 10 St. Andrew's

Strategic Alignment:

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

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

Appendices

1. Vacancy Unit Monthly Update – August 2025
2. Tenants First Team minutes dated June 17, 2025
3. 2024-25 MSAA Schedule F, Declaration of Compliance
4. ONPHA CEO nomination
5. CEO emails to the Board: July 7, July 30, Aug. 6, 7, 19, 29, Sept. 3

AS/as

CityHousing Hamilton Corporation
Board of Directors, September 23, 2025
CEO Written Updates, **Item 6_1.0**
Vacant Unit Monthly Update (August)

The vacancy rate for 2.5% **(179 units)**.

Classification	Subclassification	Q1 2024 ***	Q2 2024 ***	Q3 2024 ***	Q4 2024 ****	Q1 2025 *****	Q2 2025 *****	July 2025 *****
Occupied	RGI	4489	4518	4619	4856	4983	5012	5111
	Market	1750	1745	1749	1760	1741	1700	1650
Pending Move-in	n/a	180	155	148	101	91	76	93
Vacant	n/a	458	408	312	216	130	159	179
Unavailable	Large Scale Projects	101	105	101	38	65	63	59
	Development	191	191	191	171	132	132	70
Total Requirement		7122	7122	7122	7142	7142	7142	7162
Vacancy Rate*		6%	5.49%	4%	2.6%	1.82%	2.22%	2.50%

CHH had 67 Move-ins for August and Tenant Placement staff have 85 units on offer with scheduled move-in dates for August and September.

Tenant Move-outs number in August was 36.

**Vacancy rate excludes pending move-ins and unavailable units*

Approved September 9, 2025

**Meeting Minutes
Tenants First Team
CityHousing Hamilton**

Date: **Tuesday, June 17, 2025**
Time: **5:30pm – 7:30pm**
Meeting: **Regular Meeting**

Location: **181 Main St W., 3rd Floor, Classrooms 3/4**

Present: Chair – Lisa Burton
Member – Malcolm Purdy
Member – Marylou Purdy
Member – Terry Daly
Member – Tesha Sylvester
Member – Marie Dynes
Member – Jim Zhao

CHH Staff – Adam Sweedland, CEO
CHH Staff – Leanne Ward, Manager of
Operations
CHH Staff – Tina Santarelli, Tenant Support
Worker, Lead
CHH Staff – Carlie Weeks, Supervisor of
Partnerships and Engagement
CHH Staff – Gillian McLaughlin, Manager of
Partnership Development & Support Services
CHH Staff – Adrian McKenzie, Equity
Specialist
CHH Staff – Connor Jay, Communications
Coordinator
CHH Staff – Amanda Warren-Ritchie,
Manager of Strategy & Quality Improvement
CHH Staff – Alison MacKenzie, Senior Project
Manager

Regrets: Vice Chair – Kim Cruz
Member – Mike Hallman

Guests: None

1. Call to Order (quorum is six)

Chair – Lisa Burton proceeded with Traditional Land Acknowledgement for the City of Hamilton.

Lisa Burton called the meeting to order at 5:40pm.

- A) Chair proceeded with roll call at the beginning of the meeting, calling out each member's name and having the attending member say "present".
- B) Chair asked members if there were any conflicts of interest to declare. *None declared.*

2. Confirmation of Minutes

Regular meeting held on May 13, 2025. Members were in receipt of the meeting minutes.

Minute approval: *none opposed.*

3. Annual Report/September Board Meeting

The Tenants First Team's Board of Directors report and presentation has been deferred to the September board meeting.

The TFT will review the September board report at the September 9 meeting. All members are invited to the September board meeting.

4. Recruitment Update

Tina Santarelli provided an update on new member recruitment. The Selection Committee will include Lisa, Terry, and Kim. The three members will rotate. This will allow the members to be able to apply to be on the new TFT if they are interested.

Adam will reach out to board members in late June to ask for volunteers to participate.

Draft promotional materials will be shared in late July or early August for feedback.

5. Tenants First Refresh Plan Update

Adam Sweedland presented on the Tenants First Refresh Plan.

Presentation included:

- Why changes are happening
- Restructure of CHH
- Timeline
- Q&A

Q&A:

1. You refer to community and I'm wondering what that encompasses? For example, 181 Jackson and 95 Hess. Is it each building or both that makes up a community?
 - a. There are staff portfolios grouped for geographical purposes. Community is not a definitive term.
 - b. Community is also about our CHH communities and how they relate to broader Hamilton communities.
2. Did the changes come from other housing providers, like Toronto?
 - a. We looked at our comparators. We kept some pieces that are working from our current model (e.g., maintenance, pest control) and borrowed some from other providers. For example, the support side of the new structure resembles Toronto Seniors Housing.
3. In the future it will not matter what my issue is, I will have one point of contact. I like the no wrong door approach. It will be helpful for some people in my community because going to multiple places means they won't go.
 - a. We have not always had a united philosophy between roles and our approach. In the new model we will be able to build relationships from start to finish. Tenants will have the same contact from lease signing to dealing with complaints, arrears and other issues.
4. The Tenant Service Coordinators will be busy.
 - a. They will be busy, but they won't have to do annual renewals like the current Tenant Support Workers, and Intensive Case Managers will handle the tenancies who need more support. Also, the Tenant Service Coordinator will not have to do tenant engagement because we will have engagement coordinators.
 - b. People who need more support will get it throughout their tenancy.
 - c. Tenants will only have to tell their story to one person.

- d. Tenant Support Workers will move into Tenant Service Coordinator positions. They bring the social work background.
5. At the tenant level, how are they going to see or learn about these changes?
 - a. This leads into tenant communication with Connor Jay.

Tenant communication regarding changes:

- Connor Jay presented drafts of a tenant poster and letter announcing the CHH restructure. Both the poster and letter have same key messages and are written at Grade 6 reading level.

TFT Feedback:

- Say “You will have a single point of contact” ahead of “you won’t have a Property Manager anymore”.
- Make sure to highlight that changes are coming to housing. Use font that really grabs the reader’s attention.
- You can say “we heard you want change”.
- Add QR to poster to direct to webpage.
- After sending the letter and poster, give people a calendar or magnet with who to call.
- On top of poster, say “one door” and frame it like that.
- Move top right bubble to lower portion.
- Add letter to lease package for new tenants prior to go-live.
- Provide role descriptions at site hours.
- Send out “you will have a single point of contact” and then roles with descriptions, and the actual contacts close to Oct 6.
- If you have questions, who can you ask. One point of contact.
- Do meet and greets at buildings so tenants know who their new staff are.
- Discussed translation of materials. It may be possible to do this at the building level. Can include “get someone to translate for you letter” in the letter envelopes.
 - Member shared the widespread use of translation apps. Many tenants are probably using these apps to translate information themselves.
- Idea to have an animated video to educate tenants on the various staff positions.

Next steps:

- Connor to make updates to letter and poster based on feedback.

- CHH to plan further tenant engagement for the restructure.

Attachments:

- Tenants First Refresh Plan Presentation
- Draft tenant letter
- Draft tenant poster

7. Next Meeting

The next TFT meeting is scheduled for September 9 from 5:30-7:30pm at 181 Main St W.

Next meeting will tentatively focus on September board meeting, tenant communications, revisiting community safety, selection of new members.

Adjournment at 7:05pm.

*Alison MacKenzie
CityHousing Hamilton
June 17, 2025*

CHH Board of Directors
September 23, 2025

CEO Written update to the Board:

~~~Sent on behalf of Rochelle Desouza~~~

This is an update to the Board, on 24 June 2025, Board Meeting the Board approved Ontario Health (OH) Schedule F, Declaration of Compliance (Report#25019), CHH had a meeting with OH and they have requested us to add the lines below to Schedule F:

'Quarterly reports have not been submitted to Ontario Health since the third quarter of the 2023/2024 fiscal year. This delay is attributable to the cyber-attack on the City of Hamilton in February 2024, which compromised the financial data associated with the Community Paramedic Program. It is important to note that the program's funding is consolidated with that of CityHousing Hamilton. Estimated date of recovery is October 2025 from the City of Hamilton'.

Thanks.

**Rochelle Desouza CGA, CPA (she/her)**  
**Chief Financial Officer**

CityHousing Hamilton  
Finance

Phone: 905.523.8496 X7414

FAX: 905.540-5222

[www.cityhousinghamilton.com](http://www.cityhousinghamilton.com)



*I value and respect flexible work arrangements. Although I have sent this at a time that is convenient to me, it is not my expectation that you read, respond, or follow up on this email outside of your regular work hours.*

*This email may contain PRIVILEGED and CONFIDENTIAL INFORMATION only for use of the Addressee(s) named above. If you are not the intended recipient of this email or the employee or agent responsible for delivering it to the intended recipient(s), you are hereby notified that any dissemination or copying of this email is strictly prohibited.*

## SCHEDULE F – DECLARATION OF COMPLIANCE

### DECLARATION OF COMPLIANCE

**To:** The Board of Directors of Ontario Health  
Attn: Board Chair.

**From:** The Board of Directors (the "Board") of the CityHousing Hamilton (the "HSP")

**Date:** May 26, 2025

**Re:** April 1, 2024 – March 31, 2025 (the "Applicable Period")

---

Unless otherwise defined in this declaration, capitalized terms have the same meaning as set out in the multi-sector service accountability agreement between Ontario Health and the HSP in effect during the Applicable Period (the "Agreement").

The Board has authorized me, by resolution dated May 26, 2025, to declare to you as follows:

After making inquiries of the Adam Sweedland, Chef Executive Officer, CityHousing Hamilton and other appropriate officers of the HSP, and subject to any exceptions identified on Appendix 1 to this Declaration of Compliance, to the best of the Board's knowledge and belief, the HSP has fulfilled its obligations under the Agreement in effect during the Applicable Period.

Without limiting the generality of the foregoing, the HSP has complied with:

- (i) Article 4.8 of the Agreement concerning applicable procurement practices; and,
- (ii) the *Connecting Care Act, 2019*.



---

Signature  
Nirinder Nann, President

## **SCHEDULE F – DECLARATION OF COMPLIANCE**

### **Appendix 1 - Exceptions**

[Please identify each obligation under the Agreement that the HSP did not meet during the Applicable Period, together with an explanation as to why the obligation was not met and an estimated date by which the HSP expects to be in compliance.]

Quarterly reports have not been submitted to Ontario Health since the third quarter of the 2023/2024 fiscal year. This delay is attributable to the cyber-attack on the City of Hamilton in February 2024, which compromised the financial data associated with the Community Paramedic Program. It is important to note that the program's funding is consolidated with that of CityHousing Hamilton. Estimated date of recovery is October 2025.



**CityHousing Hamilton**

**Board of Directors**

**September 23, 2025**

**Ontario Non-profit Housing Association – CEO nomination for Board of Directors**

The CEO has submitted his application for election to the Board of Directors for the Ontario Non-profit Housing Association (ONPHA). The election period takes place in October with the successful applications announced at the annual conference taking place in Toronto from October 30 to November 1, 2025.

ONPHA requires a resolution of the Board of Directors endorsing the nomination of the CEO, specifically a motion to support the nomination to act as the organization's representative while serving on the ONPHA Board.

**MOTION:**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ and carried to support Adam Sweedland's nomination to act as the organization's representative while serving on the ONPHA Board

**Herechuk, Teresa**

---

**Subject:** FW: Request for Volunteers - CityHousing Hamilton's Tenants First Team Recruitment

---

**From:** Sweedland, Adam <Adam.Sweedland@hamilton.ca>

**Sent:** Friday, July 25, 2025 12:29 PM

**To:** CHH Board of Directors

**Cc:** Herechuk, Teresa <Teresa.Herechuk@hamilton.ca>

**Subject:** Request for Volunteers - CityHousing Hamilton's Tenants First Team Recruitment

Good afternoon CityHousing Hamilton President and Board members,

In accordance with the terms of reference approved for the Tenants First Team, its founding members only serve up to 18 months. Subsequent terms are then staggered to promote frequent opportunities for new members while providing continuity. Tenants will be invited to apply and go through an interview process. The Tenants First Team is planning to launch the application process for the next terms in mid-August with interviews to take place late September, early October.

The terms of reference call for a selection committee comprised of 1-2 board members and 1-2 tenants first team members. Staff will not be involved in selection decisions but will coordinate and support the process as per the terms of reference.

I am soliciting early interest in participating in this process. If you are interested, please let me know by August 15. We will be providing additional information on process, timelines and time commitments as well as an opportunity to meet the tenants first team selection members.

Many thanks in advance for your consideration.

Adam

Adam Sweedland (he/him)  
Chief Executive Officer  
CityHousing Hamilton Corporation

55 Hess Street South, 23<sup>rd</sup> Floor  
Hamilton, ON L8N 4E5  
905.523.8496



 **Please consider the environment before printing this e-mail.**

*This message, including any attachments, is privileged and intended only for the stated recipient. This material may contain confidential or personal information and may be subject to the privacy provision of the Municipal Freedom of Information and Protection of Privacy Act. This material must not be distributed, copied, disclosed to anyone else or used for any unauthorized purpose. If you are not the intended recipient or have received this message in error, please notify me immediately and delete the original transmission permanently, including any attachments, without making a copy.*



**Herechuk, Teresa**

---

**Subject:** FW: Organizational changes to CityHousing Hamilton Corporation (CHH)  
**Attachments:** Tenants First Refresh - City Communications.pdf

---

**From:** Herechuk, Teresa  
**Sent:** Wednesday, July 30, 2025 3:37 PM  
**To:** CHH Board of Directors  
**Subject:** FW: Organizational changes to CityHousing Hamilton Corporation (CHH)

...fyi please  
Thank you!  
Teresa

---

**From:** Office of the CHH Corporate Leadership Team  
**Sent:** Wednesday, July 30, 2025 9:47 AM  
**To:** Office of the Mayor <[Officeofthe.Mayor@hamilton.ca](mailto:Officeofthe.Mayor@hamilton.ca)>; DL - Council Only <[dlcouncilonly@hamilton.ca](mailto:dlcouncilonly@hamilton.ca)>  
**Cc:** Cllr EA's, Ward 1 Office <[ward1@hamilton.ca](mailto:ward1@hamilton.ca)>; Ward 2 <[ward2@hamilton.ca](mailto:ward2@hamilton.ca)>; [ward3@hamiltom.ca](mailto:ward3@hamiltom.ca); Ward 4 <[ward4@hamilton.ca](mailto:ward4@hamilton.ca)>; Ward 8 Office <[ward8@hamilton.ca](mailto:ward8@hamilton.ca)>; Ward 9 <[ward9@hamilton.ca](mailto:ward9@hamilton.ca)>; Ward 11 <[ward11@hamilton.ca](mailto:ward11@hamilton.ca)>; Ward 12 Office <[ward12@hamilton.ca](mailto:ward12@hamilton.ca)>; Ward 13 <[ward13@hamilton.ca](mailto:ward13@hamilton.ca)>  
**Subject:** Organizational changes to CityHousing Hamilton Corporation (CHH)

~~~ Sent on behalf of Adam Sweedland, CEO, CityHousing Hamilton ~~~

Good morning Mayor Horwath and Councillors, please find a letter attached outlining organizational changes to CityHousing Hamilton. CityHousing Hamilton (CHH) is proud to be the largest provider of affordable housing in our City.

As Hamilton grows and changes, so must we. That's why we're undergoing a major transformation—one that puts tenants first and prepares us to deliver hundreds of millions of dollars in housing improvements over the next decade.

It is an exciting time as we embark on a new era of tenant-centered service and sustainable growth.

Thank you for your attention to our recent changes and hope you enjoy the rest of the summer!
Adam

Adam Sweedland (he/him)
Chief Executive Officer
CityHousing Hamilton Corporation
City of Hamilton
55 Hess St. S., PO Box 2500, 23rd Floor
Hamilton, ON L8N 4E5
905.523.8496 ext. 4604
Mobile: 289.260.6538

Adam.Sweedland@hamilton.ca



<https://www.hamilton.ca/people-programs/cityhousing-hamilton;>



Please consider the environment before printing this e-mail.

Confidentiality Notice This email, including any attachments accompanying its transmission, may contain information that is privileged and confidential. It is intended only for the above-named recipient(s). If you are not the intended recipient, please notify us by telephone or return email immediately and permanently delete this email and contents from your system without making a copy. Any unauthorized use, copying, reliance or disclosure of this email is unauthorized and prohibited.



A New Chapter in Tenant-Centered Service at CityHousing Hamilton

I'm writing today to share an exciting and transformative update about CityHousing Hamilton (CHH). This transformation reflects not only the evolving needs of our city, but our unwavering commitment to our tenants and the communities we serve.

As Hamilton's largest provider of affordable housing, we recognize that our role must extend beyond simply providing shelter. In the face of a growing housing and affordability crisis, CHH is undergoing an organizational restructuring, guided by tenant and staff input, to better serve tenants and strengthen our impact across the city.

Effective October 6, 2025, CHH is shifting toward a service model that is simpler, more supportive, and more responsive. Our new structure adds full-time staff to meet the needs of tenants more effectively and ensure we continue to deliver high-quality services.

What's Changing?

Starting this fall, CHH will introduce two new key roles:

- **Tenant Services Coordinators**, who will serve as a single point of contact for tenants, supporting everything from lease signings to accessing community services.
- **Building Services Coordinators**, who will focus on physical property needs in apartment buildings, ensuring issues like property-related matters like inspections and reviewing property-related requests are looked after promptly—ensuring CityHousing Hamilton properties are safe, well-maintained, and comfortable. For tenants in townhouses or detached homes, a **Townhouse Coordinator** will offer similar support.

These positions will replace Property Managers and Tenant Support Workers.

These roles will enable us to:

- Offer personalized support that reflects real-life challenges and lived experiences
- Better maintain and improve our properties
- Expand and enhance services that tenants depend on

Why This Matters to You

CityHousing Hamilton
55 Hess St S, PO Box 2500
Hamilton, Ontario
L8N 4E5
T(905)-523-8496
hamilton.ca/CHH

...more than a place to live

This new structure will create clearer, more consistent points of contact between your organization and CHH. By streamlining communications and clarifying roles, we hope to reduce duplication and improve coordination—ultimately making it easier for you to do your important work alongside us.

These two new roles, the Tenant Services Coordinator and Building Services Coordinator will be based in our communities, increasing our daily presence in our communities. We are making changes to some of our site office spaces to accommodate changes in office space for staff.

Investing in the Future

In tandem with this organizational realignment, CHH is preparing to invest hundreds of millions of dollars into the construction and retrofit of affordable housing across Hamilton. This work is not only about buildings, it's about sustainability, accessibility, and energy efficiency. It's about ensuring every tenant has a safe, dignified, and welcoming home that supports their health, security, and long-term success.

A Shared Commitment & Next Steps

These changes mark the beginning of a new chapter, not just for CHH, but for all of us who care about building a more equitable and inclusive Hamilton.

We will provide you with an update closer to October 6 with updated contact information across our portfolio. Please let your staff know about these changes. Should you have any questions about how these changes may impact our partnership, please don't hesitate to reach out.

Warm regards,

Adam Sweedland

Adam Sweedland,
Chief Executive Officer
CityHousing Hamilton

CityHousing Hamilton

55 Hess St S, PO Box 2500
Hamilton, Ontario
L8N 4E5
T(905)-523-8496
hamilton.ca/CHH

...**more** than a place to live

Herechuk, Teresa

Subject: FW: CityHousing Hamilton Board Update - Tenant First Refresh Communications

From: Sweedland, Adam <Adam.Sweedland@hamilton.ca>
Sent: Thursday, August 7, 2025 10:38 AM
To: CHH Board of Directors
Cc: Herechuk, Teresa <Teresa.Herechuk@hamilton.ca>; Jay, Connor <Connor.Jay@hamilton.ca>
Subject: RE: CityHousing Hamilton Board Update - Tenant First Refresh Communications

Good morning,

As promised, link to article is here.

https://www.thespec.com/news/hamilton-region/cityhousing-hamilton-aims-to-better-serve-tenants-through-revamp/article_52d0b45a-ee2e-5837-815a-13422fab0324.html

Thanks, Adam

Adam Sweedland (he/him)
Chief Executive Officer
CityHousing Hamilton Corporation
905.523.8496 ext. 4604

From: Sweedland, Adam
Sent: Wednesday, August 6, 2025 4:13 PM
To: CHH Board of Directors
Cc: Herechuk, Teresa <Teresa.Herechuk@hamilton.ca>; Jay, Connor <Connor.Jay@hamilton.ca>
Subject: CityHousing Hamilton Board Update - Tenant First Refresh Communications

Dear CityHousing Hamilton President and Board members...

Beginning last Friday and into this week, tenants have been receiving the first round of information about the Tenants First Refresh and the resulting changes taking place at CityHousing Hamilton on October 6, 2025. Since Friday afternoon, my office has been flooded with calls thanking us for making these changes. Some have had questions but most have overwhelmingly recognized this as much needed investments into their communities. This is, in my opinion, an achievement for which the Board can be exceptionally proud.

One of the outcomes identified in CHH's strategic communication plan was to actively "contribute to building a positive brand and reputation publicly through storytelling that focuses on people (staff, tenants, partners) and their achievements and successes."

With the release of this information to CHH tenants, we now wanted to share this information publicly and more broadly. To this end, we proactively approached local media outlets about this story. Teviah Moro (The Hamilton Spectator) is preparing a story on this good news. I anticipate this story

will appear in the next day or two. Teviah is interviewing the chair of the Tenants First Team, some tenants and President Councillor Nann. I will share the link once published.

Huge thanks to Connor Jay for putting together this story pitch and working to advance the goals of our strategic communications plan.

Regards, Adam

Adam Sweedland (he/him)
Chief Executive Officer
CityHousing Hamilton Corporation

55 Hess Street South, 23rd Floor
Hamilton, ON L8N 4E5
905.523.8496



[!\[\]\(e3f8612927870f2e0f9f5989e6dd3064_img.jpg\) Please consider the environment before printing this e-mail.](#)

This message, including any attachments, is privileged and intended only for the stated recipient. This material may contain confidential or personal information and may be subject to the privacy provision of the Municipal Freedom of Information and Protection of Privacy Act. This material must not be distributed, copied, disclosed to anyone else or used for any unauthorized purpose. If you are not the intended recipient or have received this message in error, please notify me immediately and delete the original transmission permanently, including any attachments, without making a copy.

Herechuk, Teresa

Subject: FW: Jamesville Demolition - Restart Update (Private, fyi)

Importance: High

Sensitivity: Private

From: Herechuk, Teresa **On Behalf Of** Sweedland, Adam

Sent: Tuesday, August 19, 2025 4:55 PM

To: CHH Board of Directors

Cc: Sweedland, Adam <Adam.Sweedland@hamilton.ca>; Botham, Sean <Sean.Botham@hamilton.ca>; Ward, Leanne <Leanne.Ward@hamilton.ca>; Vander Klippe, Peter <Peter.VanderKlippe@hamilton.ca>

Subject: Jamesville Demolition - Restart Update (Private, fyi)

Importance: High

Sensitivity: Private

~~~ Sent on behalf of Adam Sweedland ~~~

Members of the CityHousing Hamilton Board of Directors,

On behalf of Adam Sweedland, we are pleased to share an important milestone in the long-awaited Jamesville redevelopment project. Following CityHousing Hamilton's agreement with the Jamesville Redevelopment Limited Partnership (JRLP) to advance demolition, JRLP has now finalized terms with YORK1 Demolition to restart work on the site.

- **Targeted Start:** ...
- **Site Preparations:** ...
- **Schedule:** ...
- **Communications:** A joint COH-CHH Media Release is will go out *once the schedule is finalized*, expected within the week...

We'll also forward this update to the Mayor and City Manager for information today.

This is an exciting and important step forward for the project.

Best,  
Sean

Sean Botham  
Chief Portfolio Officer  
CityHousing Hamilton  
55 Hess St S, 23rd floor, PO Box 2500  
Hamilton, ON L8P 4R8



*This message, including any attachments, is privileged and intended only for the stated recipient. This material may contain confidential or personal information and may be subject to the privacy provision of the Municipal Freedom of Information and Protection of Privacy Act. This material must not be distributed, copied, disclosed to anyone else or used for any unauthorized purpose. If you are not the intended recipient or have received this message in error, please notify me immediately and delete the original transmission permanently, including any attachments, without making a copy.*

## Herechuk, Teresa

---

**Subject:** FW: Media Release and Information Notice re: Jamesville Demolition  
**Attachments:** MR-CityHousing Hamilton-Jamesville Demolition-Aug29.25.pdf; 2025-08-29 - Jamesville Demolition Notice - Final.pdf  
**Importance:** High

---

**From:** Herechuk, Teresa **On Behalf Of** Sweedland, Adam  
**Sent:** Friday, August 29, 2025 11:47 AM  
**To:** CHH Board of Directors  
**Cc:** Councillors office; CHH Leadership Team  
**Subject:** Media Release and Information Notice re: Jamesville Demolition  
**Importance:** High

~~~Sent on behalf of Adam Sweedland~~~

Members of the CityHousing Hamilton Board of Directors,

On behalf of Adam Sweedland, we are pleased to share that the news of demolition commencing at Jamesville is being made public today through a joint CHH–COH Media Release. You are the first to receive this update. Council will be notified next, and the Media Release will be issued shortly thereafter (attached above for your reference).

For immediate neighbours of the Jamesville site, CHH is also delivering an information notice today and tomorrow with additional details (attached above).
This notice may be shared publicly and used as a reference for any questions.

We recognize how long the journey has been to reach the demolition phase of this project, and we are pleased to celebrate this important milestone with you.

Best,
Sean

Sean Botham
Chief Portfolio Officer
CityHousing Hamilton
55 Hess St S, 23rd floor, PO Box 2500
Hamilton, ON L8P 4R8



This message, including any attachments, is privileged and intended only for the stated recipient. This material may contain confidential or personal information and may be subject to the privacy provision of the Municipal Freedom of Information and Protection of Privacy Act. This material must not be distributed, copied, disclosed to anyone else or used for any unauthorized purpose. If you are not the intended recipient or have received this message in error, please notify me immediately and delete the original transmission permanently, including any attachments, without making a copy.

Herechuk, Teresa

Subject: FW: Recruitment for Various Sub-Committees and Boards begins September 5, 2025 / including CHH (1) position

From: Herechuk, Teresa
Sent: Wednesday, September 3, 2025 4:33 PM
To: CHH Board of Directors
Cc: CHH Leadership Team
Subject: FW: Recruitment for Various Sub-Committees and Boards begins September 5, 2025

Hello Board members, for your information ...
Thank you!
Teresa

From: Gauthier, Matt <Matt.Gauthier@hamilton.ca>
Sent: Wednesday, September 3, 2025 4:30 PM
To: DL - Councillors, AA & Staff <dlcouncil@hamilton.ca>
Cc: Herechuk, Teresa <Teresa.Herechuk@hamilton.ca>; McIntosh, Carrie <Carrie.McIntosh@hamilton.ca>; Leung, Justin <Justin.Leung@hamilton.ca>
Subject: Recruitment for Various Sub-Committees and Boards begins September 5, 2025

Mayor Horwath and Members of Council,

Recruitment to serve on various Sub-Committees and Boards **starts on Friday September 5 and will be open until Friday October 3 at 4:30 p.m.**

Sub-Committees and Boards included in the Recruitment are:

- **CityHousing Hamilton Corporation Board of Directors** (1 Position)
- Downtown Sub-Committee (3 Small Business Representative Positions, at least 2 along James Street)
- Committee of Adjustment (1 Position with Rural experience)

Individuals can learn more and apply by:

- Going online at hamilton.ca/Committees
- Calling 905-546-2424 ext.4408
- Emailing Clerk@hamilton.ca

To learn more, please visit hamilton.ca/Committees

Social media messages (Graphics are attached for use on your channels)

Get involved in the decisions being made at City Hall – apply to serve as a citizen member on the CityHousing Hamilton Corporation Board of Directors, Downtown Sub-Committee or the Committee of Adjustment. For more information and how to apply, visit <http://hamilton.ca/Committees>

Get on board! Recruitment is open for citizen members of the CityHousing Hamilton Corporation Board of Directors, Downtown Sub-Committee and the Committee of Adjustment. Recruitment is open until October 3. For more information and how to apply, visit hamilton.ca/Committees

Recruitment is now open for residents to apply to serve on the City of Hamilton's CityHousing Hamilton Corporation Board of Directors, Downtown Sub-Committee or the Committee of Adjustment. Apply by October 3, 2025. For more information and how to apply, visit <http://hamilton.ca/Committees>

Thank you,

Matt Gauthier

Legislative Coordinator

Office of the City Clerk

Corporate Services | City of Hamilton

Matt.Gauthier@Hamilton.ca





****CONFIDENTIAL****

Date: Tuesday Sept. 23, 2025

Report to: CityHousing Hamilton
Board of Directors

Submitted by: Adam Sweedland
Chief Executive
Officer/Secretary

Prepared by: Sean Botham
Chief Portfolio Officer

Subject: **CONFIDENTIAL / IN-CAMERA**

7) PRIVATE AND CONFIDENTIAL

**a) Repair Program Update
(Report #25023(a))**

NOTE: Discussion of Report #25023(a), in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-section (i) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-section (i) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:

- (i) 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;
- Including CityHousing Hamilton Corporation

RATIONALE FOR CONFIDENTIALITY

This report is being considered in Closed Session as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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;

RATIONALE FOR MAINTAINING CONFIDENTIALITY

Staff are recommending that the report / recommendation(s) / appendices remain confidential, as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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.



****CONFIDENTIAL****

Date: Tuesday Sept. 23, 2025

Report to: CityHousing Hamilton
Board of Directors

Submitted by: Adam Sweedland
Chief Executive
Officer/Secretary

Prepared by: Nick Turco-Gwozdowski
Senior Financial Analyst

Peter Vander Klippe
Manager (Acting),
Development

Sean Botham
Chief Portfolio Officer

Subject: **CONFIDENTIAL / IN-CAMERA**

7) PRIVATE AND CONFIDENTIAL

b) Acquisitions (Report #24033(a))

NOTE: Discussion of Report #24033(a)), in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-section (i) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-section (i) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:

- (i) 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;
 - Including CityHousing Hamilton Corporation

RATIONALE FOR CONFIDENTIALITY

This report is being considered in Closed Session as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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;

RATIONALE FOR MAINTAINING CONFIDENTIALITY

Staff are recommending that the report / recommendation(s) / appendices remain confidential, as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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.



****CONFIDENTIAL****

Date: Tuesday Sept. 23, 2025

Report to: CityHousing Hamilton
Board of Directors

Submitted by: Adam Sweedland
Chief Executive
Officer/Secretary

Prepared by: Peter Vander Klippe
Manager (Acting),
Development

Sean Botham
Chief Portfolio Officer

Subject: **CONFIDENTIAL / IN-CAMERA**

7) PRIVATE AND CONFIDENTIAL

c) Partnerships (Report #25026)

NOTE: Discussion of Report #25026), in closed session is subject to the following requirement(s) Pursuant to Section 9.3, Sub-section (i) of the City of Hamilton's Procedural By-law 21-021; and, Section 239 (2), Sub-section (i) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to:

- (i) 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;
 - Including CityHousing Hamilton Corporation

RATIONALE FOR CONFIDENTIALITY

This report is being considered in Closed Session as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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;

RATIONALE FOR MAINTAINING CONFIDENTIALITY

Staff are recommending that the report / recommendation(s) / appendices remain confidential, as it contains confidential information related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City 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.