Business Case for Service Manager Consent

Request in one sentence
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1. Executive Summary

2. Background

3. Project Description

Objectives
- Identifying the Housing Units and Process for Sale
- Method of Disposition of the Housing Units
- Reinvestment Strategy for Proceeds of Sale
- Resolution and Consents

Current and Future Tenants – This section must include the planned rent up process.

4. Strategic Alignment

Key considerations for Social Housing in the Hamilton’s Official Plan

The City recognizes the necessary role of social housing in meeting the housing needs of residents without the resources to participate in the private housing market. Notwithstanding Condominium Conversion of Rental Housing Units, and Demolition/Redevelopment of Rental Housing Units, conversion to condominium and/or demolition/redevelopment of social housing units shall be permitted provided the following criteria are satisfied:

(a) full replacement of all rent-geared-to-income units;
(b) a tenant relocation and assistance plan addressing the provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first-refusal to occupy one of the replacement subsidized units, and other assistance to mitigate the potential for hardship; and,
(c) conversion shall be consistent with pertinent provincial legislation.
5. Environmental Analysis

Hamilton Demographics
Changing Rental Market Conditions
Overview of current housing stock
Provincial Considerations
Funding Commitments/Investments
Legislative and Policy Changes
Municipal Comparisons (if required)

6. Alternatives

7. Cost/Benefit Analysis

Current Cost Considerations
Benefit Analysis
Business & Operational Impacts
Risk Assessment

8. Implementation

Communications Strategy
Tenant Engagement and Disruption Mitigation Plan

9. Conclusion/Recommendations

Appendences