

# CityHousing Hamilton

## BOARD FOLLOW-UP NOTICE

---

**DATE:** October 24, 2017

**RE:** CityHousing Hamilton Board Meeting – October 24, 2017

---

### **A. RESOLUTIONS:**

The CityHousing Hamilton Board of Directors, at its meeting held October 24, 2017, approved the recommendations of the Confidential In-Camera Roxborough Park Development Opportunity Report #17029 which read as follows:

WHEREAS CityHousing Hamilton Corporation (CHH) and the Roxborough Park Inc. (RPI) have a signed Letter of Intent (LOI) for preliminary discussions on the redevelopment of the CHH Lang-Hayes-Reid site and the adjacent former school for a mixed income community that would be a catalyst for revitalization in the neighbourhood;

WHEREAS RPI's proposed project would combine the former Roxborough Park School with the area of CHH's 91 unit townhouse site on Lang and Hayes, redeveloping it into approximately 250 private market residential rental and 300 ownership units, and would redevelop the 16 unit low-rise site at 41 Reid Ave S with a new CHH 95 unit mid-rise building, consisting of 64 social housing units and 31 moderately affordable market rent units;

WHEREAS significant annual tax revenues in the range of \$2.2M may be added by the City of Hamilton as a result of the proposed development of approximately 550 private market residential rental and ownership units on the combined Roxborough Park School and CHH Lang and Hayes site;

WHEREAS City of Hamilton staff were directed to examine the feasibility of financial incentives for a demonstration project to stimulate neighbourhood renewal;

THEREFORE BE IT RESOLVED THAT:

- (i) The Board of Directors approve in principle the sale and purchase of the Lang-Hayes-Reid site to RPI, contingent on continued negotiations with RPI towards finalizing the proposed development opportunity as described in this Report, provided it is confirmed to be in alignment with the goals and mission of the organization and accompanied with detailed legal and financial commitments including but not limited to the following:
  - a. Companion agreements securing housing affordability is achieved throughout the balance of the site to the satisfaction of the CHH Board of Directors and the City of Hamilton;

- b. That an independent appraisal, sourced and selected by the City of Hamilton, and paid for by RPI, is provided for the lands to be sold to ensure fair market value is received;
  - c. That a purchase and sale agreement be prepared, including, but not limited to construction costs and construction details regarding the 95-unit CHH building to be developed, all to the satisfaction of the CHH Board of Directors;
  - d. That a Transition Plan and Communication Plan be submitted and approved to ensure that all residents are appropriately engaged and provided with current information, to the satisfaction of CHH Board of Directors and the City of Hamilton; and,
  - e. That innovative design and construction measures are incorporated within the proposed 95-unit CHH building to ensure the ongoing commitment of CHH to secure economic and social sustainability;
- (ii) The Board of Directors approve CHH staff to request of Housing Services, that for any operational shortfall from negative cash flow of the proposed development over the 35 year financing term, additional annual subsidy be provided from the City of Hamilton to mitigate the financial impact to CHH;
- (iii) The Board of Directors approve CHH staff to request of Housing Services, permission for 27 of the existing 91 RGI units to be transferred to a market rate building or buildings within the CHH portfolio, and for 31 market rentals at 125% AMR to be created in their place, and for the 16 market rentals at 80% AMR to be eliminated;
- (iv) The Board of Directors approve CHH staff to request of Housing Services and the City of Hamilton as Shareholder, provide consent to the sale of the Lang-Hayes-Reid site, the repurchase of 41 Reid Ave S, the taking on of debt to finance the construction of a new building at 41 Reid Ave S, the guarantee of such debt, and a 35 year amortization on the financing;
- (v) That the Board of Directors approve RPI to submit the requisite *Planning Act* applications concerning the zoning and subdivision of the CHH Lang-Hayes-Reid site;
- (vi) That Report #17029 - Roxborough Park Development Opportunity and its appendices remain confidential and not be released as a public document until final completion of the real estate transaction.

**CARRIED**

---