



Date: February 25, 2020

Report to: Board of Directors
CityHousing Hamilton Corporation

Submitted by: Tom Hunter
Chief Executive Officer/
Secretary

Prepared by: Tom Hunter, CEO

Subject: CEO Information Written Update

1.0 Information Reports to the Board

| Regular Board Meetings | Twice per Year (April and November) |
|---|--|
| <ul style="list-style-type: none">▪ Vacancy▪ Arrears▪ Tenant Move Out Rate▪ Eviction Prevention Rate▪ Maintenance Work Orders | <ul style="list-style-type: none">▪ Replacement and Reserve<ul style="list-style-type: none">-Capital Projects – SummaryStatus Reports▪ Energy Management<ul style="list-style-type: none">-Incentives-Utility Costs and Utilization-CO2 Reductions▪ Operational Review Updates▪ Pest Control<ul style="list-style-type: none">-Number of Treatments-Infestation Rates-Tenant Satisfaction |

2.0 Home for The Holiday Funding

In October 2019, Council approved \$2M dollars for the renovation to units at CityHousing Hamilton (CHH). These renovated units would be rented to individuals and families on the waitlist. Outlined below were the expected outcomes from the project;

- Approximately 250 units will be renovated. This includes apartments, townhouses and detached homes with the complete spectrum of bedrooms (i.e. bachelors to 5 bedrooms)
- The estimated budget to complete these units is \$1.6M. There is a contingency of \$.4M.
- There is a higher proportion of townhouses being renovated (i.e. townhouses comprise 25% of the CHH portfolio and 36% of the units being renovated are townhouses).
- It is anticipated that the vacancy rate would drop to below 2% from approximately 5%.
- Sixty percent of the units that are currently on long-term hold will be repaired.
- There will be less pressures on the vacancy budget in 2020. Over the past few years, vacancy dollars have been required to cover off both day to day and emergency repairs.

Outlined below are the anticipated outcomes of the project as of the beginning of February:

- Work orders have been issued for a total of 286 units to be renovated at a cost of \$2M.
- A total of 97 townhouses, detached and semi-detached homes will be renovated. This represents 34% of the total units being renovated.
- It is anticipated that once all the units are rented the vacancy rate will be between 3% to 3.5%.
- Seventy-five percent or 50 units that were on long-term hold will be renovated.

3.0 Vanier Towers

Over the past few months, there have been several developments at Vanier Towers.

Hamilton Regional Indian Centre (HRIC) – CHH has entered into an agreement with HRIC. They will be providing 10 supportive housing units at Vanier Towers through a “head lease” agreement. In addition to the supports being provided to the tenants in their units, there will also be group programming that will be provided at 95 Hess. It is important to note that some of these activities will be available to other tenants in the building.

We have identified a location below the first floor for this programming space. Although the space is below grade, there are large windows and it is well lit – HRIC is very excited about the space. These renovations are expected to cost approximately \$35,000 and will be supported through Councillor Farr’s area rating funds.

Staffing Resources Allocated to Vanier Towers

| Frontline services @ Vanier | |
|---|-----------------------------|
| Position | Dedicated hours/week |
| Ontario Works | 7 |
| Ontario Disability Support Program | 3.5 |
| CHH – Community Development Coordinator | 17 |
| CHH – Community Relations Workers (2) | 20 |
| CHH – Property Manager | 35 |
| Social Worker – St. Joseph’s Hospital | 35 |
| Wesley (2 staff) | 20 |
| Urban Core – Community Health Worker | 2.5 |
| Shelter Health Network (2 Doctors) | 6 |
| HARPS | 15 |
| City of Hamilton – Home Management | 7 |
| Project Manager | 35 |

Food Security – Wesley Urban Ministries has been playing a lead role in expanding the food security program at Vanier Towers. A key element of this work is the renovation to the kitchen to expand the meal program and to provide education sessions on food preparation. The renovations are being supported through Councillor Farr’s area rating funds (\$150,000) and \$30,000 from Wesley. As well, Wesley will be setting up a modular farm system.

Hub – The Hamilton Health Team (HHT) has been taking a very close look at the “hub” model as it has evolved at Vanier Towers. Most recently, the staff and tenants at Vanier made a presentation to a large group of the HHT and associated organizations to understand the components of the program and what have been the successes and challenges. Consideration is being given as to how “hubs” could be developed at First Place and 801 Upper Gage.

4.0 Development Update

See Attachment

A handwritten signature in blue ink that reads "Tom Hunter".

Tom Hunter
Chief Executive Officer/Secretary