SUBJECT: Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Wards 3, 5, 6 and 7)

RECOMMENDATION:

a) That the Minister of Municipal Affairs and Housing be advised that the City of Hamilton recommends the following prioritized proponents be approved under the Brownfields component of the Canada-Ontario Affordable Housing Program:
   i) Stoney Creek Community Homes Inc., 255 West Avenue North;
   ii) J. Beume Real Estate Limited, 127 Burton Street

b) That the Minister of Municipal Affairs and Housing be advised that the City of Hamilton recommends the following prioritized proponents be approved under the Rental/Supportive component of the Canada-Ontario Affordable Housing Program:
   i) T. Valeri Construction Limited, 480 Stone Church Road East;
   ii) Polish National Catholic Church of Canada, 2782 Barton Street East;
   iii) 815488 Ontario Inc., 1489-1493 Upper Gage Avenue; and,
   iv) Good Shepherd Non-Profit Homes Inc., 398 King Street West.

c) That the maximum financial assistance in the form of a forgivable loan through the Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF) be approved as follows:
SUBJECT: Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Ward 3, 5, 6 and 7) - Page 2 of 13

i) J. Beume Real Estate Limited, 127 Burton Street - $120,000;  
ii) T. Valeri Construction Limited, 480 Stone Church Road East - $315,000; and,  
iii) 815488 Ontario Inc., 1489-1493 Upper Gage Avenue - $280,000.

d) That upon funding approval by the Minister of Municipal Affairs and Housing and in accordance with By-law No. 03-148, site specific municipal housing project facilities by-laws for affordable housing, be enacted with respect to the following housing providers and respective projects, namely:  
i) J. Beume Real Estate Limited, 127 Burton Street, 24 units;  
ii) T. Valeri Construction Limited, 480 Stone Church Road East, 63 units; and,  
iii) 815488 Ontario Inc., 1489-1493 Upper Gage Avenue, 40 units.

e) That upon funding approval by the Minister of Municipal Affairs and Housing, the housing providers J. Beume Real Estate Limited, T. Valeri Construction Limited and 815488 Ontario Inc. be required to enter into the standard form Forgivable Loan Agreement for the Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF);

f) That the Mayor and City Clerk be hereby authorized and directed to execute the standard form Forgivable Loan Agreement for J. Beume Real Estate Limited (127 Burton Street), T. Valeri Construction Limited (480 Stone Church Road East) and 815488 Ontario Inc. (1489-1493 Upper Gage Avenue);

g) That the Mayor and City Clerk be hereby authorized and directed to execute the “Ministry of Municipal Affairs and Housing – Service Manager Administration Agreement for the Rental and Supportive Component of the Canada-Ontario Affordable Housing Program (2003)” in a form satisfactory to the General Manager, Community Services and the City Solicitor;

h) That upon funding approval by the Minister of Municipal Affairs and Housing for the proposed development at 255 West Avenue North, the Real Estate Section of the Development and Real Estate Division of the Planning and Economic Development Department, be authorized and directed to sell the municipally owned property at 255 West Avenue North (West Avenue School), at fair market value, to Stoney Creek Community Homes Inc, in accordance with the "Procedural By-law for the Sale of Land", being By-law No. 04-299;

i) That the proposed sale of 255 West Avenue North to Stoney Creek Community Homes Inc. be approved and completed subject to the following terms:  
i) A sale price of $350,000;  
ii) The Purchaser acknowledges and agrees that there are no warranties and/or representations by the Vendor whatsoever with respect to the property and that the property is being purchased on an "as is", "where is" basis;
iii) The Purchaser acknowledges that, in approving this Offer to Purchase, the approval of the sale does not constrain the discretion of the City Council of the City of Hamilton to determine whether to approve or deny any re-zoning or site plan applications or development applications or any other submission on the subject lands and any denial of any such application shall not be deemed to be acting in bad faith on the part of the City; and,

iv) The Purchaser entering into a Heritage Easement Agreement with the Heritage & Urban Design Section, Planning and Economic Development Department of the City of Hamilton, to preserve the historic Victorian architectural component of the structure. The Offer and Agreement are to be finalized and registered contemporaneously with each other; and,

v) The net proceeds of the sale be credited to Account No. 47702 3560150200 (Civic Property Purchases and Sales).

j) That the Mayor and City Clerk be authorized and directed to execute and issue a Certificate of Compliance in the form prescribed pursuant to Section 268 of the Municipal Act, incorporating the following, if required:

i) The property at 255 West Avenue North was declared surplus by resolution of the City Council on September 13, 2006 by adopting Item #5.5 of Report 06-015 of the Planning and Economic Development Committee;

ii) An external appraisal of the fair market value of the real property intended to be sold was completed on June 5, 2006; and,

iii) Notice of the proposed sale of land was given through the issuance of a Request for Proposal and by inclusion of the intended sale to City Council by Report ECS07016/PED07101.

Joe-Anne Priel  
General Manager  
Community Services

________________________________________

Lee Ann Coveyduck  
General Manager  
Planning and Economic Development Department
EXECUTIVE SUMMARY:

The City of Hamilton in partnership with the Federal and Provincial governments is actively facilitating and promoting the supply of new affordable rental housing opportunities in the community. Since 2003, there have been 7 projects approved which represents 369 new rental units for low and moderate income households.

Through Request for Proposals (RFP) C10-30-06, the City provided the opportunity for private sector and non-profit housing developers to secure funding through the Canada-Ontario Affordable Housing Program (COAHP) and the City-funded Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF). The response from the community to this RFP has been very strong.

Six projects are being recommended to the Provincial Minister of Municipal Affairs and Housing to provide COAHP funding. These six projects will provide 386 new affordable rental housing units for low and moderate income households with rent levels 20% below the overall average market rent level in the City of Hamilton. Of particular note is the proposed sale of the surplus City-owned former West Avenue School at 255 West Avenue North that will be converted to accommodate new residential uses utilizing COAHP funding. The building is currently vacant and a heritage conservation easement will be established to preserve the historic Victorian architectural component of the structure.

Approval of COAHP funding by the Minister of Municipal Affairs and Housing for these six projects would represent a Federal-Provincial investment in Hamilton of $25.6 million and the construction value of these projects would be in excess of $50 million. In addition, assuming the Minister's approval of these six projects, the City will be contributing financial assistance of approximately $17.1 million through development charge relief, capital assistance through HAHPIF, and property tax savings through the "New Multi-Residential" tax class.

The construction of these new rental units will result in community-wide housing, economic, and social benefits to the City of Hamilton, including brownfield redevelopment, residential intensification and neighbourhood revitalization.

BACKGROUND:

Recent Affordable Housing Development Activity:

Since 2003, the City of Hamilton has delivered the rental component of the Canada-Ontario Affordable Housing Program (COAHP) and the Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF). The current version of the COAHP provides capital grants of up to $70,000 per unit to lower the cost of constructing new rental housing. The HAHPIF is a City-funded initiative that financially assists private sector and community-led non-profit housing providers to create new affordable rental housing.
The role of the City of Hamilton is to identify and recommend to the Provincial Minister of Municipal Affairs and Housing a prioritized list of appropriate housing projects. According to the Federal and Provincial requirements, “municipalities are expected to recommend and select projects through a process in accordance with approved municipal procurement practices.”

As noted below, seven (7) rental housing projects have been previously approved in the City of Hamilton totalling 369 units. Four of the projects have been completed and are now occupied and the remaining three are under construction and/or in the process of securing a building permit:

- 557 Queenston Road, 34 units, CityHousing Hamilton Corporation;
- 190 Gage Avenue South, 24 units, Taras Shevchenko Home for the Aged;
- 450 Cumberland Avenue, 75 units, T. Valeri Construction Limited;
- 307 John Street South, 26 units, St. Elizabeth Home Society;
- 260 King Street East, 123 units, Spallaci Contracting Limited;
- 37 Strathcona Avenue North, 39 units, Hellenic Community of Hamilton and District; and,
- 4 Bridgewater Court, 48 units, CityHousing Hamilton Corporation.

These seven projects have resulted in approximately $18.5 million of Federal and Provincial monies flowing into the community with a total construction value of approximately $37 million.

**Background to RFP C10-30-06:**

On August 18, 2006, the City’s Purchasing Section released RFP C10-30-06 seeking proposals under the Rental/Supportive component of the COAHP and the City’s HAHPIF. It was noted in the RFP document that there was no guarantee of funding as final approval rests with the Minister of Municipal Affairs and Housing. However, there may be the opportunity for the Minister of Municipal Affairs and Housing to shift funding from municipalities where there has been minimal take-up to the City of Hamilton, recognizing the City’s strong record of successful developments and the quality of the newly recommended projects.

Parallel to the release of the RFP, on September 13, 2006 City Council through Report PED06352 declared the former West Avenue School at 255 West Avenue North surplus to the requirements of the City of Hamilton. Council also recommended that “the Real Estate Section not offer the subject property for sale to the general public until Real Estate is notified by the Housing Division that there is no interest in the site for affordable housing”. As a result of Council’s direction, Housing Division staff made this information available to all social housing providers in the City of Hamilton to allow a potential purchaser of the former West Avenue School to consider using COAHP and HAHPIF monies as per RFP C10-30-06.
The RFP closed on October 6, 2006 and a total of ten (10) submissions were received. In alphabetical order, the submissions received were as follows:

- 1463150 Ontario Limited o/a Alternative Living Solutions Inc., 180-188 Wilson Street, Hamilton, new apartment construction, 22 units;
- 815488 Ontario Inc., 1489-1493 Upper Gage Avenue, Hamilton, new apartment construction, 40 units;
- Alternative Living Solutions Inc., 19-25 John Street South, Hamilton, conversion of an existing building and new construction, 45 units;
- Enfield Group Company, 16 Helen Street, Dundas, adding two floors to an existing apartment building, 52 units;
- Good Shepherd Non-Profit Homes Inc., 398 King Street West, Hamilton, new apartment construction (3 buildings), 156 units including 65 for supportive housing clients;
- Heritage Realty Inc., 40 Flamboro Street, Waterdown, conversion of former church, 7 units;
- J. Beume Real Estate Limited, 127 Burton Street, Hamilton, new townhouse construction, 24 units;
- Polish National Catholic Church of Canada, 2782 Barton Street East, Hamilton, new apartment construction, 87 units;
- Stoney Creek Community Homes Inc., 255 West Avenue North, Hamilton, conversion of a former school, 16 units; and,
- T. Valeri Construction Limited, 480 Stone Church Road East, Hamilton, new apartment construction, 63 units.

Shortly after the closing of RFP C10-30-06, on October 26, 2006 the Government of Ontario and the Government of Canada allocated funding for a minimum of 300 units under the Canada-Ontario Affordable Housing Program to be built specifically on brownfield sites. This separate allocation for brownfields is positive in the Hamilton context as it provides another option to secure funding approval for projects from the Minister of Municipal Affairs and Housing.

Proposals were evaluated by a City of Hamilton Staff Evaluation Committee with representatives from the Housing Division, the Development and Real Estate Division, the Downtown Renewal Division and the Budgets and Finance Division. Also in attendance were observers from the City’s Purchasing Section and staff from Canada Mortgage and Housing Corporation and the Ministry of Municipal Affairs and Housing.

A “two-envelope” RFP was employed where Envelope One was the “technical proposal” and Envelope Two as the “cost proposal”. The RFP document clearly indicated the various evaluation criteria and weighting.
SUBJECT: Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Ward 3, 5, 6 and 7) - Page 7 of 13

For Envelope One, the submissions were evaluated based on the following criteria and associated weight factors:

- Strength and Background of the Bidder 30
- Site Characteristics and Development Concept 30
- Development Schedule 20
- Location within City of Hamilton 15
- Community Partnerships 5

**Total Envelope One Scoring** 100

With a total of 100 points, an overall minimum score of 70 points was required for a “pass” under Envelope One. In addition, a minimum score was required for each of the individual criteria in order to pass Envelope One.

Upon a pass under Envelope One, the Envelope Two submissions were opened by Purchasing staff and were evaluated by the Staff Evaluation Committee based on the following criteria and associated weight factors:

- Business Plan 80
- Affordability of Rents 20

**Total Envelope Two Scoring** 100

A minimum score of 60 was required to “pass” Envelope Two and a minimum score was required in each of the two individual criteria in order to pass. The scores from both Envelope One and Envelope Two were added together to arrive at a prioritized ranking of the submissions within the Brownfields component and the Rental/Supportive component as required by the Federal and Provincial Governments.

At the Audit and Administration Committee on January 17, 2007, staff was directed to issue another Request for Proposals for Affordable Rental Housing Opportunities to potentially maximize the number of affordable rental housing units created in Hamilton. On January 26, 2007, RFP C10-02-07 was issued with a closing date of February 16, 2007. Upon the evaluation of the submissions received, a separate report on the results and recommendations will be prepared for the consideration of Committee and Council.

**DISCUSSION:**

**Results of RFP C10-30-06:**

With a total of ten submissions including both private sector and not-for-profit housing providers, there is strong interest and desire within the community to utilize the available Federal-Provincial and municipal affordable housing programs.
Four proposals did not achieve a “pass” through Envelope One. The remaining six proposals achieved a pass through Envelope One and through Envelope Two all six secured the minimum pass.

Based on the scoring of the Evaluation Team and combining the scores of Envelope One and Envelope Two for each submission, staff is recommending that Council request the Minister of Municipal Affairs and Housing to provide COAHP funding on the following priority basis:

**Brownfields Component:**
1. Stoney Creek Community Homes Inc., 255 West Avenue North, 16 units, $62,000 per unit; and,
2. J. Beume Real Estate Limited, 127 Burton Street, 24 units, $69,000 per unit.

**Rental/Supportive Component:**
1. T. Valeri Construction Limited, 480 Stone Church Road East, 63 units, $64,000 per unit;
2. Polish National Catholic Church of Canada, 2782 Barton Street East, 87 units, $67,000 per unit;
3. 815488 Ontario Inc., 1489-1493 Upper Gage Avenue, 40 units, $66,000 per unit;
4. Good Shepherd Non-Profit Homes Inc., 398 King Street West, 156 units including 65 units of supportive housing, $67,308 per unit.

(Location maps for each proposed development are provided in Appendix A to A5)

In addition, staff are recommending that the following proposals receive capital funding in the form of a forgivable loan through the City’s Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF) upon approval of COAHP funding by the Minister of Municipal Affairs and Housing:

- T. Valeri Construction Limited, 480 Stone Church Road East, 63 units, $315,000 ($5,000 per unit);
- J. Beume Real Estate Limited, 127 Burton Street, 24 units, $120,000 ($5,000 per unit); and,
- 815488 Ontario Inc., 1489-1493 Upper Gage Avenue, 40 units, $280,000 ($7,000 per unit).

The two projects being recommended for funding under the Brownfields component are particularly encouraging. Upon the commitment of funding by the Minister of Municipal Affairs and Housing, Stoney Creek Community Homes Inc. will purchase the former West Avenue School from the City of Hamilton for $350,000. An external appraisal of the fair market value of the property was completed on June 5, 2006 and the market value was noted at $355,000. In any real estate market appraisal, there is a degree of uncertainty and the proposed $350,000 sale price is clearly within the range of acceptable market value for the property. West Avenue School is currently designated
under Part IV of the Ontario Heritage Act and a heritage conservation easement will be established to preserve the historic Victorian architectural component of the structure.

An ERASE Redevelopment Grant Application for $470,000 submitted by J. Beume Real Estate Ltd. was approved by Council (PED06026) on January 25, 2006 for the redevelopment of the property known as 106/127 Burton Street. The application qualified for an ERASE Redevelopment Grant as a result of required environmental site remediation, building demolition and on-site infrastructure upgrading in order to permit construction of the proposed townhouse development. The scope of the development proposed through RFP C10-30-06 is consistent with the proposed development under the ERASE application and the expectations outlined in the ERASE agreement. This is an excellent example of sensitive infill development and will encourage the revitalization and restoration of this neighbourhood through converting an old industrial use to support the residential fabric of this community. This development will also increase the tax assessment for the municipality and staff is optimistic that this is a harbinger of other redevelopment initiatives in the years ahead in this area of the City.

Under the Rental/Supportive Component, all four projects are new residential apartment construction. All of the proponents have committed to provide market rents at least 20% below average market rent levels. In terms of “development readiness”, the proposal by T. Valeri Construction Limited has secured a building permit and construction may commence immediately upon Provincial Ministerial approval. The other proposals are also well advanced in the land use planning process with Site Plan the only remaining planning approval required; building permits still need to be secured.

As noted previously, the final approval for funding under the Canada-Ontario Affordable Housing Program rests with the Provincial Minister of Municipal Affairs and Housing. It is important that the Minister be aware that the City of Hamilton is an important partner in making these projects financially viable. In addition to providing additional capital assistance through HAHPIF noted previously, the City will be waiving development charges in accordance with the Development Charges By-Law and the proponents will be eligible for property tax savings through the City’s “New Multi-Residential” tax class for a 35-year period.

The table on page 10 summarizes the extent of potential City financial assistance if the projects are approved by the Minister of Municipal Affairs and Housing. There are no on-going operating subsidies to be provided by the City of Hamilton for the operation of these rental housing projects as they are not governed by the Social Housing Reform Act.
**SUBJECT:** Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Ward 3, 5, 6 and 7) - Page 10 of 13

<table>
<thead>
<tr>
<th>Recommended Priority of Proponents</th>
<th>Total Potential City Financial Assistance</th>
<th>HAHPIF Contribution</th>
<th>Estimated Nominal Value of Property Tax Savings (35 years)</th>
<th>Development Charge Relief (Affordable Housing)</th>
<th>Potential Provincial COAHP Contribution</th>
<th>Potential Federal COAHP Contribution</th>
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<tbody>
<tr>
<td>Brownfields - 1 Stoney Creek Community Homes Inc. (16 units)</td>
<td>$617,418</td>
<td>$0</td>
<td>$498,424</td>
<td>$118,994</td>
<td>$615,040 ($38,440/unit)</td>
<td>$376,960 ($23,560/unit)</td>
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<td>Brownfields – 2 J. Beume Real Estate Limited (24 units)</td>
<td>$1,950,720</td>
<td>$120,000 ($5,000/unit)</td>
<td>$1,495,272</td>
<td>$335,448</td>
<td>$1,026,720 ($42,780/unit)</td>
<td>$629,280 ($26,220/unit)</td>
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<tr>
<td>Rental/Supportive – 1 T. Valeri Construction Limited (63 units)</td>
<td>$2,828,795</td>
<td>$315,000 ($5,000/unit)</td>
<td>$1,962,545</td>
<td>$551,250</td>
<td>$2,499,840 ($39,680/unit)</td>
<td>$1,532,160 ($24,320/unit)</td>
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<tr>
<td>Rental/Supportive – 2 Polish National Catholic Church of Canada (87 units)</td>
<td>$3,450,289</td>
<td>$0</td>
<td>$2,710,181</td>
<td>$740,108</td>
<td>$3,613,980 ($41,540/unit)</td>
<td>$2,215,020 ($25,460/unit)</td>
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<tr>
<td>Rental/Supportive – 3 815488 Ontario Inc. (40 units)</td>
<td>$1,809,670</td>
<td>$280,000 ($7,000/unit)</td>
<td>$1,246,060</td>
<td>$283,610</td>
<td>$1,636,800 ($40,920/unit)</td>
<td>$1,003,200 ($25,080/unit)</td>
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<tr>
<td>Rental/Supportive – 4 Good Shepherd Non-Profit Homes Inc. (156 units)</td>
<td>$6,466,139</td>
<td>$0</td>
<td>$4,859,635</td>
<td>$1,606,504</td>
<td>$6,510,036 ($41,731/unit)</td>
<td>$3,990,012 ($25,577/unit)</td>
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Approval of Canada-Ontario Affordable Housing Program funding by the Minister of Municipal Affairs and Housing will result in a total of 386 units of new affordable rental housing being constructed in Hamilton. This would represent a Federal-Provincial investment in Hamilton of $25.6 million and the construction value of these 6 projects would be in excess of $50 million.

**Service Manager Administration Agreement:**

In order for the City of Hamilton to deliver the Brownfields and Rental/Supportive components of the Canada-Ontario Affordable Housing Program and for the successful proponents to receive Federal and Provincial funding, the City of Hamilton must execute the latest “Service Manager Administration Agreement” with the Province of Ontario as represented by the Minister of Municipal Affairs and Housing.

Previously, there have been two similar Administration Agreements approved by City Council and executed by the Mayor and City Clerk under the Canada-Ontario Affordable Housing Program. On February 26, 2003, through Report PD03037 Council authorized execution of the “Community Rental Housing Program Service Manager Administration Agreement” and on March 1, 2006 through Report SSC06002 Council authorized the execution of the “Strong Start Program Service Manager Administration Agreement”. The City Solicitor has reviewed the latest Administration Agreement and has advised they have no comments or concerns.
SUBJECT: Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Ward 3, 5, 6 and 7) - Page 11 of 13

ANALYSIS/RATIONALE:

The response to the latest Request for Proposals is indicative of the strong interest from community-led and private sector builders within Hamilton to participate in the Canada-Ontario Affordable Housing Program. The quality of the proposals received and the City of Hamilton’s financial commitment to make these proposed projects financially viable is clear evidence to the Minister of Municipal Affairs and Housing that funding should be provided to allow these six projects to proceed.

The City of Hamilton’s previous participation and delivery expertise in the Community Rental Housing Program and the Strong Start Program has helped to build significant capacity within the private sector and not-for-profit housing development community. Hamilton is well positioned to participate and deliver an enhanced funding commitment by the Minister of Municipal Affairs and Housing. The construction of these new rental units will result in community-wide housing, economic, and social benefits to the City of Hamilton, including brownfield redevelopment, residential intensification and neighbourhood revitalization.

The six proposals that have passed the rigorous two-envelope evaluation process through Request for Proposals C10-30-06 are excellent candidates for funding. The projects are all well advanced within the planning approvals process, represent strategic development and redevelopment opportunities, and will offer market rents at least 20% below the average market level.

ALTERNATIVES FOR CONSIDERATION:

There are no alternatives for delivery of the Canada-Ontario Affordable Housing Program. The delivery framework has been determined by the Federal and Provincial Governments and the only delivery option is through the Service Manager. Non-acceptance of the recommendations would eliminate the six projects from being considered for Canada-Ontario Affordable Housing Program funding as a Council recommendation is required for the Minister of Municipal Affairs and Housing to consider the proposals. In the absence of the Federal-Provincial funding, City financial assistance (HAHPIF) and the exemption of Development Charges, it is very unlikely these new development initiatives would proceed.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial:

Funding for the Hamilton Affordable Housing Partnership Initiative Fund (HAHPIF) has been secured previously through Report PD02001(a); Report ECS07016/PED07101 was approved by Council on March 6, 2003. The fund amounts to $1,500,000 and is based on a recommendation from the Mayor’s Community Trustee Panel. It is not a
self-sustaining reserve fund and upon disbursement of the $1,500,000 Council will be requested to provide additional monies.

Commitments were previously approved by Council on October 29, 2003 through Report PD03251 for $130,000 and on November 24, 2004 through Report HCS04075 for $550,000. With $715,000 to be disbursed to three of the recommended proponents as a forgivable loan, a total $105,000 would be available for Request for Proposals C10-02-07.

Under the Rental/Supportive component of the Canada-Ontario Affordable Housing Program, the City is eligible to receive up to $229,700 in administration fees. The City previously received $189,725.40 for participating in the Strong Start Program. Any future amount received by the City will depend on the number of projects in Hamilton selected by the Province. These administrative fees go toward funding existing staffing costs.

**Staffing:**

None. Delivery of the Rental/Supportive and Brownfield component of Canada-Ontario Affordable Housing program is being accommodated within the existing staff complement of the Housing Division.

**Legal:**

The City Solicitor has advised there are no comments with the latest “Service Manager Administration Agreement”. The City is authorized to provide financial assistance through the HAHPIF as Council has previously established a “Municipal Housing Facility By-law” on June 11, 2003 (No. 03-148). On September 28, 2005, City Council approved the standard form Forgivable Loan Agreement to be used for affordable rental housing projects receiving Council-approved financial assistance under the HAHPIF. Housing Division staff will work closely with the City Solicitor where necessary on program delivery elements and various legal agreements to protect the City’s interests.

**POLICIES AFFECTING PROPOSAL:**

The recommendation is consistent with the Real Estate Management Portfolio Strategy Plan, as approved by Council on November 24, 2004.

**RELEVANT CONSULTATION:**

The Purchasing Division, Development and Real Estate Division, Downtown Renewal Division and the Budgets and Finance Division were involved in all aspects of the Request for Proposals and the formal evaluation of the submitted projects. Economic Development Division staff was consulted in regard to ERASE matters. Staff from the Ministry of Municipal Affairs and Housing and Canada Mortgage and Housing
Corporation was also involved in an observer capacity in the evaluation of the submitted projects.

**CITY STRATEGIC COMMITMENT:**

By evaluating the “Triple Bottom Line”, (community, environment, and economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

**Community Well-Being is enhanced.**  ☑ Yes  ☐ No
Greater opportunities are provided for lower-income households to secure new rental housing and vacant/underutilized lands in the existing Urban Area will be developed.

**Environmental Well-Being is enhanced.**  ☑ Yes  ☐ No
New rental housing projects are typically more energy efficient that older rental housing developments.

**Economic Well-Being is enhanced.**  ☑ Yes  ☐ No
New residential construction activity contributes to community economic growth.

**Does the option you are recommending create value across all three bottom lines?**  ☑ Yes  ☐ No

**Do the options you are recommending make Hamilton a City of choice for high performance public servants?**  ☐ Yes  ☑ No
APPENDIX A

Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Fund (HAHPF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Ward 3, 5, 6 and 7)
Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Fund (HAHPIF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Ward 3, 5, 6 and 7)
APPENDIX A (3)
Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Fund (HAHPIF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Ward 3, 5, 6 and 7)
Appendix A (4)

Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Fund (HAHPIF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Ward 3, 5, 6 and 7)
APPENDIX A (5)
Request for Proposals C10-30-06: Canada-Ontario Affordable Housing Program (COAHP) and Hamilton Affordable Housing Partnership Fund (HAHPIF) / Sale of 255 West Avenue North (ECS07016) (PED07101) (Ward 3, 5, 6 and 7)