



December 9 2021

**ACORN Hamilton Written Submission regarding renoviction (Housing Affordability and Eviction Prevention) in report Adaptation and Transformation of Services for People Experiencing Homelessness Update 4 - Emergency and Community Services Committee**

ACORN Hamilton supports the City of Hamilton hiring a consultant to “evaluate the feasibility of implementing a New Westminster style bylaw in Hamilton to deal with the issue of ‘renovictions’.”

In August 2020, ACORN released our Defend Our Homes report which outlined ACORN’s platform to protect tenants from renoviction.

- 1) The City of Hamilton needs to implement strong local legislation based on anti-renoviction policy from New Westminster, British Columbia.
- 2) The City of Hamilton needs to make further improvements to the Tenant Defence Fund (increase eligibility, permanent funding, increase grant amounts, outreach and support)
- 3) The City of Hamilton needs to create a robust proactive tenant education program to inform tenants of their rights when a building is sold and track reports of tenant displacement

Across the city low income tenants are being forced from their homes and Hamilton’s market affordable housing stock is being lost. Hamilton urgently needs policy in place to ensure tenant’s keep their affordable housing.

In addition to local renoviction policy, ACORN urges the city to expand the consultant’s work to investigate local tools and powers to protect tenants from demoviction. The city already has policy in place in the Downtown Secondary Plan that “require development proposals that will result in the demolition or redevelopment of affordable housing units to demonstrate that as a result of

the proposed development there is no net loss in the number of affordable housing units within the Central Hamilton Local Housing Market Zone and provide an acceptable tenant relocation and assistance plan."

This policy needs to be expanded city wide and to be strengthened by adding that tenants have first right of refusal in the new development to return to a unit at the same rent. Similar to the rental replacement policy in Burnaby, British Columbia.

ACORN looks forward to working with the consultant, City Councillors and city staff to investigate and implement bold municipal legislation to protect tenants from renoviction, demoviction and substandard housing conditions.

***ACORN Hamilton is a community and tenant organization with a membership of low and moderate tenants. We have four chapters in Hamilton: Downtown, Mountain, Stoney Creek & East Hamilton.***

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