

Pilon, Janet

Subject: Attn. Mayor Eisenberger and Councillors - Follow up to the Emergency and Community Services Meeting Delegation April 7, 2022

From: Garth Brown

Sent: Friday, April 8, 2022 10:39 AM

To: clerk@hamilton.ca

Subject: Attn. Mayor Eisenberger and Councillors - Follow up to the Emergency and Community Services Meeting Delegation April 7, 2022

Hello,

My name is Garth Brown and I was a delegate at yesterday's Emergency and Community Services Committee. Please find below my submission as a follow up to the discussion which took place after my brief presentation. Please feel free to contact me should any clarification be required.

Thanks very much.

Best regards,

Garth Brown

Submission:

I applaud Mayor Eisenberger and each councillor for the work they do to support their constituents.

Based on points that were raised during the meeting, I would appreciate the opportunity to share some feedback based on my experience with everyone who was in attendance at the meeting:

1) Satellite Investors:

Real estate investors (including out-of-town and out-of-province investors) will **not** participate in the program. The grant is conditional on a tenant paying 80% of market rent. These 'satellite investors' will need to charge full market rent to cover their purchase and secondary suite construction.

The financial merit of the \$25,000 grant (plus the \$5,000 accessibility allowance if applicable) will best serve an existing homeowner. The cost-effective conversion of a basement or other part of a home will make the rental income (limited to 80% AMR) financially viable to cover construction costs inherent with the legal secondary suite.

2) Garage/Shed conversion:

Homeowners deciding on garage/shed conversions are likely to rent at full market rent as garage/shed conversions are much more than the costs of a basement conversion. The additional costs are associated with mechanical services (plumbing, electrical, HVAC) being supplied to another building and needing to be tied directly to the main line are some of the major additional expenses.

3) Senior homeowners:

Many older homeowners are wanting to age-in-place, staying close to their family, friends, doctors and the neighbourhood they love. A secondary suite can provide rental income, vigilance, additional help from their tenant for lawn/garden maintenance and snow shoveling. A secondary suite can also be built for the enjoyment of the senior homeowner! By-laws allow (where the property footprint is large enough) an addition to the existing home that could provide the homeowner with a ground floor mobility-friendly 'apartment' where they can enjoy their years of retirement. The older homeowner can then move into the new apartment and rent the 3 bedroom bungalow to a family from the housing wait list!

4) Parking:

All parking provisions will align with the by-laws announced last May. The challenge with overcrowded parking often stems from existing illegal multi-res homes. They fall outside of the purview of this new program.

In addition, in my experience, many if not most of the tenants secured through the housing wait list did not have a vehicle. Those that did usually had a smaller car due to budget restrictions. This reality will increase ridership on public transit.

5) Damage:

Councillor Pauls referenced my mention of Halton Region providing funding for any damage tenants caused as part of their agreement with landlords. Over almost ten years I never had to request funds for damages. Because the tenants have an agreement with the landlord as well as an agreement with the housing provider (Halton Region) they do not want to risk losing their rent subsidy and as a result they:

- a) Pay their rent on time every time
- b) Respect and take care of the property including their apartment, common area and grounds.
- c) Respect and relate well with other residents on the property and in the neighbourhood.

When neighbours heard what we were doing to support families in need they came forward to help the new residents by planting trees and flowers and building friendships along the way!

6) Vacancy rent payment:

While Halton Region contractually signed to cover up to 2 months of vacancy between tenants leaving and entering the units, the longest vacancy I have experienced is **2 weeks**. Once one tenant announces they are leaving (usually to get market-rent housing) another tenant is selected and is ready to move in immediately.

I welcome the opportunity to help inform and inspire Hamilton homeowners to invest in their homes and invest in helping individuals and families on our housing wait list through the creation of legal secondary suites. Please let me know if I can assist in any way.

Thanks very much,

Garth Brown