

February 10, 2023

To: Members of the Planning Committee
City of Hamilton
71 Main Street, Hamilton

Thank you for accepting this correspondence from the REALTORS[®] Association of Hamilton-Burlington (RAHB). We proudly represent nearly 3,800 local REALTOR[®] members. Housing policy issues such as the supply of attainable, affordable ownership and rental housing are a priority for our members. We want to voice our encouragement of the City of Hamilton's Housing Pledge. We generally support the recommendations in the Municipal Housing Pledge (PED23056) report. Still, we would like to weigh in with our recommendations to ensure the scale and type of housing required to meet demand is built.

While the city is on the right track with a target of 47,000 units by 2031, it needs to go even further to meet the actual housing supply demand. According to a [report](#) by the Smart Prosperity Institute authored by Dr. Mike Moffat, when factoring in existing housing shortages and projected population growth, the target needs to be increased to 52,400 units to meet demand. Further, the type of housing being built must align with what is required. With 32,000 net new families projected to call Hamilton home over the next ten years, we need to ensure that the ratio of new units built reflects the growing need for family homes.

We commend city staff for finding process efficiencies to facilitate housing starts, and we appreciate the city's dedication to addressing the housing shortage. Thank you for this opportunity to provide input. As always, we offer our resources to participate in the housing conversation as a stakeholder.

Sincerely,



Lou Piriano
2022 President
REALTORS[®] Association of Hamilton-Burlington