

Pilon, Janet

Subject: my my most recent letter to my councillor Affordable Housing funding responsibility of our government NOT private landlords

From: Gabrielle DiFrancesco

Sent: February 23, 2024 7:55 AM

To: Gabrielle DiFrancesco clerk@hamilton.ca

Subject: Re: my my most recent letter to my councillor Affordable Housing funding responsibility of our government NOT private landlords

On Fri, Feb 23, 2024 at 7:43 AM Gabrielle DiFrancesco wrote:

Attention Lisa Kelsey I am requesting that this letter below be added to the correspondence for the February 28th Council meeting.

I have also attached a link to the letter to the editor, dated February 16th, 2024, the Hamilton Spectator, that uses research to demonstrate how “the failed government experiment of using private homeowners to meet the needs of public housing “ has failed greatly.

As I stated in my letter, Hamilton has at least 700 vacant houses that should be in use as Public Housing. Is each one of these housing going to be subject to the Vacant Housing tax?

----- Forwarded message -----

From: **Gabrielle DiFrancesco**

Date: Fri, Feb 16, 2024 at 10:08 AM

Subject: Re: Affordable Housing funding responsibility of our government NOT private landlords

To: Gabrielle DiFrancesco, cameron.kroetsch@hamilton.ca <cameron.kroetsch@hamilton.ca>

Attention Councillor Kroetsch

My name is Gabrielle Di Francesco and I am forwarding the attached letter to the editor of the Hamilton Spectator dated February 16, 2024, about the failed attempt to have landlords rather than our government provide affordable, plentiful and long term public housing. I have written to the Ward 2 team many times regarding the proposed vacant house tax, whose status I would like an update on, as it failed to be passed at Council.

While I believe that affordable housing should be a basic human right I also believe, as does the author of the attached letter, that our government is responsible for funding, building and administering public housing that charges rents of no more than 30% of renters’ income! The failed public policy of placing the responsibility on the shoulders of individual landlords is NOT realistic in any way. It is like asking the owners of restaurants to lower prices or to sell meals at a loss in order to meet the needs of the hungry- restaurants would soon go out of business.

The City of Hamilton has over 700 housing units sitting empty due to their failure to keep up maintenance, do necessary upgrades, and service all units at current legal housing standards. YET the focus and the blame for insufficient housing stock has been placed on the shoulders of individuals who own two or more houses. There has been no discussion that I am aware of at City Council, to determine why Hamilton Housing is failing to meet its mandate to provide sufficient, safe, affordable and well maintained housing.

As a person who has my primary residence in Southampton On, but who also has family, including grandchildren, and numerous lifelong friends in Hamilton, I made the decision not to rent my modest sized home on Burlington Street after 9 years of renting.

I am a senior now and do not have the resources to cover my expenses when renters choose to illegally stop paying rent nor do I have the ability to put my house back in order and do major repairs after tenants have done extensive damage.

The Landlord and Tenant board is not able to address concerns in a fair and timely manner because they are so backlogged. I also know that it takes significant time, energy and monetary, mental and physical resources to bring a case against delinquent tenants.

When do I have the right to retire without having to sell my home because as a retiree I can't afford to, nor should I be expected to pay what was the proposed "1% vacant house tax"?

Even the name of the bill offends me. MY HOUSE IS NOT VACANT. It has become my "cottage" providing a place for my geographically spread out family and friends to gather, connect, celebrate and support each other.

I have worked very, very, very hard for what I have and now am at a stage of life where I should be able to benefit from my efforts.

The Bible talks about our tendency to "take the splinter out of others' eyes while ignoring the log in our own eye".

By shifting the blame to landlords and those who have a second home, City councillors are setting up a smoke screen to shield themselves and those in government responsible for funding, building and maintaining good quality affordable, from being held accountable. Shame on you all!

If our elected government representatives at ALL levels of government, truly want to remedy the serious issue of homelessness, then they must stop "passing the buck" by blaming individuals, and accept their role in creating the shortage of affordable housing by withdrawing from any meaningful long term planning, creation and funding of sufficient affordable public housing.

I urge all Councillors to act responsibly, provide well researched solutions to our housing crisis and accept the reality that individuals cannot be held accountable for our government's failures.

Gabrielle Di Francesco

On Fri, Feb 16, 2024 at 8:54 AM Gabrielle DiFrancesco wrote:

<https://thespec.pressreader.com/>