

# Replace and invest in housing now!

## The STATS!

1. Managers of the LRT land procurement process have thus far **removed** from the rail corridor **178 mostly rental dwellings** and shut 57 commercial fronts

2. The people pushed out have the highest social needs rated in Hamilton, Ontario and Canada (Source: Back in March 2009, IBI Group consultants working with HDR Decision Economics delivered an “Economic Potential Study” of the Hamilton Rapid Transit Initiative, as it then called)

was	Indicator	Corridor	Hamilton	GTHA	Ontario	Canada
	Government Transfers as a proportion of total income	20.60%	12.90%	9.30%	9.80%	11.10%
	Population over 65	14.80%	14.20%	12.20%	13.60%	13.70%
	Lone parents	23.60%	14.70%	14.20%	15.80%	15.90%
	No high school certificate or diploma	38.50%	28.70%	24.10%	22.20%	25.50%
	Low income	35.60%	16.20%	12.40%	14.70%	15.30%
	Unemployment rate	10.40%	5.80%	5.20%	6.40%	6.60%

3. The average vacant rental market differential is a **5.3% increase of rent** compared to occupied units (source: Rental Market Report: Hamilton; Canada Mortgage Housing Corporation, 2020)

4. Percent of income in relation to shelter costs: **45.4% of renters spend 30% of their income** on shelter & 20% spend 50% + (source: Social Planning and Research Council of Hamilton, Hamilton’s Rental Landscape 2019)

5. Taking a housing occupancy cost of 30% of gross income as the measure of affordability, a renter in East Central Hamilton in 2019 would have to have been making \$18.57 an hour in order to pay for a 2 bedroom place. At the fourteen dollar minimum wage they would have had to work 53 hours a week. This area, north of King, is the cheapest part of the city. South of King Street, the “rental wage” jumps to \$19.34, and it is higher everywhere else. **The numbers for the city as a whole are \$23 and 65 hours.** (source: Canadian Centre for Policy Alternatives: [policyalternatives.ca/rentalwages](http://policyalternatives.ca/rentalwages))

6. **300+ people are homeless in Hamilton, based on point in time survey** (source: <https://www.hamilton.ca/social-services/housing/point-in-time-connection>)

7. Hamilton has **20+ tent encampments** (source: KeepingSix, Hamsmart, HCLC Survey, City of Hamilton)

8. Rents increased by **24%** in 2020 (source: <https://globalnews.ca/news/6169777/hamilton-rent-spikes>)

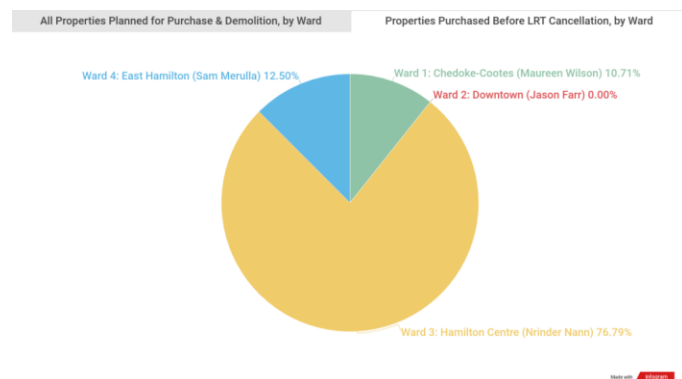
▲ **+\$379**  
 Estimated monthly rent increase for a tenant displaced by Metrolinx, who had lived in her King Street home for 1 year  
Rent for a 2-bedroom apartment in Hamilton in 2019: \$1,537/month, up from \$1,158/month in 2018.

▲ **+\$588**  
 Est. monthly rent increase for a tenant displaced by Metrolinx, who had lived in her King Street home for 5 years  
Rent for a 2-bedroom apartment in Hamilton in 2019: \$1,537/month, up from \$959/month in 2014.

▲ **+\$706**  
 Est. monthly rent increase for a tenant displaced by Metrolinx, who had lived in her King Street home for 10 years  
Rent for a 2-bedroom apartment in Hamilton in 2019: \$1,537/month, up from \$831/month in 2009.

9. Estimated monthly increase for displaced “LRT” tenants (Source: Rentals.ca National Rent Report); \$1,158/month as of 2018 (Canada Mortgage and Housing Corporation Hamilton Census Metropolitan Area 2018 Rental Market Report); \$959/month as of 2014 (CMHC Hamilton CMA 2014 Rental Market Report); and \$831/month as of 2009 (CMHC Hamilton CMA 2009 Rental Market Report).

10. Displaced tenants were **NOT** given a **rent supplement** that accounts for the increased rent, nor were they automatically given priority for affordable housing
11. Hamilton sees between **60 and 70 new affordable units created annually, short of the 377-unit target** in the city's official plan – there is no public concrete plan to replenish the 178 “affordable units in the private market” were removed for the LRT
12. Vacancy Rates: 2019: 1.6 %; **2020: 1.5%** compared to 2.6% between '91-2018 (source: <https://www.livabl.com/2020/01/ontario-rental-vacancy-rate-starting-2020-record-low.html>)
13. The City of **Hamilton's population growth** is approximately 1% per year. In 2016-2017, almost **two-thirds** of that was attributable to immigrants, who numbered about 3700. (source: “A Demographic Profile of Immigrants in Hamilton;” Hamilton Immigration Partnership Council, March, 2019)
14. **Immigrants are disproportionality experiencing overcrowding.** Overcrowding is less common in rental row units in part due to their affordability (45.0% for apartments overcrowding compared to 15.3 in row units)
15. **Waiting list** for social housing in Hamilton: **6,200 households** (source: <https://www.cbc.ca/news/canada/hamilton/modular-homes-1.5737360>)
16. The immediate political problem is to ensure that the land which Metrolinx has now aggregated from a large number of small-holdings is kept intact, and to have the parcel transferred to a public body or a trust, rather than breaking it up and selling it off to individual private developers, which will have the effect of worsening the housing crisis. For the sake of variety of course it might be desirable to lease land to a number of proponents, but long-term affordability depends on retaining the entire parcel in public hands and off the market in perpetuity.



17. % of LRT displaced households by Ward →
18. Rental Market in Post-Covid World: Rentals.ca listings data: avg. rent for all properties in of March increased 1% to \$1,842. Urban centres experiencing highest rent growth year-over-year included: Kitchener, up 23 per cent; **Hamilton, up 22 per cent** (source: <https://www.reminetwork.com/articles/canadas-rental-market-in-a-post-covid-19-world/>)
19. CERB = \$2000.00 a month; **avg. rent in Hamilton for 1 bedroom: \$1, 489** a month (Source: <https://www.thespec.com/news/hamilton-region/2020/08/28/rents-have-been-exploding-hamilton-one-of-just-10-canadian-cities-to-see-rent-prices-jump-this-year.html>)
20. **60,000 household renters have lost jobs or income** in the pandemic (source: <https://www.thespec.com/news/hamilton-region/2020/03/31/covid-19-hamilton-tenants-plead-for-help-as-april-rent-deadline-looms.html>)
21. By 2018, there were 2.6 new households in Hamilton for every new completion, a difference of over 2,000 more households that weren't accommodated by the housing market (source: “Hamilton's Rental Landscape, 2019;” Social Planning and Research Council)