



LONDON ACORN MUNICIPAL PLATFORM



INTRODUCTION

London ACORN (Association of Community Organizations for Reform Now), is a membership-based community union made up of low- to moderate-income people. Founded in 2004, ACORN Canada has 160,000+ members in 24+ neighbourhood chapters across Canada. The London ACORN chapter is the newest chapter in Ontario that was launched in 2020.

ACORN believes that social and economic justice can best be achieved with a city-wide membership who are invested in their organization and focused on building community power for change.

The London municipal election is on October 24, 2022. This document provides a summary of the local issues London ACORN members want candidates to commit to champion if elected! ACORN members have prioritized the changes that they'd like to see to make London an affordable and liveable city.



LANDLORD LICENSING - LONDON RENTSAFE

The city of London has a licensing bylaw but it does not cover multi-residential apartment buildings and townhomes. Tens of thousands of tenants are living with roaches, bedbugs, mould and more and slumlords are getting away with no accountability. The city property standards and maintenance bylaw is failing to protect tenants' right to healthy homes. London ACORN wants the city to implement a RentSafe program similar to Toronto RentSafe program- a by-law that requires pro-active inspections.

- The city must commit to implement a strong RentSafe program in London.
- Require all landlords to register and this information should be made available in a publicly available database.
- Proactive inspections of apartment buildings, including outreach to tenants to ensure in-suite issues are addressed.
- A cost recovery model that ensures the cost of inspections, are paid for by the landlord through an annual per-unit-fee.
- Clear display of problems found during inspection in public areas, similar to DineSafe program for restaurants.
- Hire by-law inspectors to carry out inspections.
- Active tenant engagement and tenant awareness regarding the by law so that tenants can file complaints.



AFFORDABLE HOUSING & PREVENTING EVICTIONS

Affordable Housing

Implement a bold Inclusionary Zoning policy in London that requires developers to set aside a certain percentage of units in new developments as affordable. London is currently developing its IZ bylaw. We want the city to make a strong affordable housing plan that meets the needs of low- and moderate-income tenants.

- Require developers to include 20-30% of affordable units in their new projects.
- Any development with 60 units or more should have IZ rules applied.
- Apply 'IZ' requirements all across the city.
- Affordable housing needs to be defined to rent to gear income (RGI) units rather than merely “below average market”.
- Affordable housing should remain permanent.

Rent grant program

As per a study by CMHC during the pandemic, London was among the top cities with tenants who had accumulated rental arrears. The London Rent Bank operated by the Housing Stability Bank offers a loan and not a grant and is extremely restricted in its reach. London ACORN wants the city to implement a Rent Grant program similar to Toronto.

- Change the qualifying criteria and not limit it to only those that meet the low-income measure criteria. It should be expanded to include all people who are facing eviction.
- Remove the condition of having a regular source of income like Toronto has done.
- Automatically defers all loan repayments for upto a period of 12 months.
- Offers Rent Grant and not a Loan as there are thousands of people who just are not in position to repay the loan
- Takes concrete steps to eliminate red tape.
- Helps people navigate through the rent bank process - many people don't know about the rent bank.

AFFORDABLE HOUSING & PREVENTING EVICTIONS

Vacant Unit Tax

- Tax all vacant units - housing not speculation! 5% vacant unit tax
- Tax all luxury homes - mansion tax - increase property taxes on houses worth more than 2 million.
- Apply vacant unit tax to commercial properties as well as residential properties.

Chronic Homelessness

- The City must honour its commitment to ending chronic homelessness in London through the framework laid out by the Canadian Alliance to End Homelessness' (CAEH) "built for zero" campaign.
- Build a coalition of like-minded homeless advocates and community groups who are committed to ending chronic homelessness in London in order to achieve this goal as well as raise the awareness and influence of participating groups and their prospective causes within the City of London.
- Working with these groups, build a practical framework and timeline for the goal of completely ending chronic homelessness within the city of London.

Affordable, Accessible & Reliable Transit

The London transit system is not adequately meeting the needs and concerns of Londoners. Poor planning and a slew of management related issues has made the transit system in the city completely unreliable and inadequate. Barring a few, most areas remain underserved, leaving many Londoners struggling. Most times, the buses are delayed with no communication to the people who depend on the system.

- The city must act immediately to address these issues and ensure affordable and reliable transit system for Londoners.
- Currently, the Paratransit does not allow persons with disabilities to carry a buggy which could help the individual carry some stuff. Buggies should be allowed to be carried as apart of assisted devices if people can carry and handle them.

JOIN ACORN TO FIGHT BACK!



Contact London ACORN

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