



Shawn Menard: 2022 Candidates Survey

Municipal Election Priorities	Campaign Asks	Would you work with us to achieve these goals?
Improving Our Democracy	That the City ensure section 6.1 is enforced (Province of Ontario, Municipal Elections Act) where polls are advised to be present “in buildings containing 100 or more dwelling units”. We would like to see the City of Ottawa pass a policy reflecting access to voting.	The city re-enforces low voter turnout amongst tenants by not making voting more accessible and easier for them. This can undermine tenant representation at City Council. With the city voters list now incorporating the provincial voters list moving forward we can expect more tenants to be made aware of municipal elections, and the city should plan to facilitate their participation.
	Ensure polling stations open from at least 10am-8pm.	Not everyone can vote during typical office hours; the longer we extend the window of time within which to vote the better. Enfranchising more people is always worth it.
	The city should bring back door to door to find eligible voters.	The City would do well to more proactively reach out to residents in general. Going door to door is the most effective way to do this.

	Ban developer lobbyist donations to city councillors	Developers have too much influence at City Hall. Anything we can do to mitigate that influence should be pursued.
	Split the Planning Committee into separate urban-core and suburban committees similar to Agriculture & Rural Affairs Committee	This is something we have proposed at City Hall. It is not representative nor fair for the current planning committee to be dominated by suburban and rural councillors when the bulk of the applications deliberated on there are from the urban core. Moreover, rural councillors already have their own committee for deliberation on applications for their areas.
Build Affordable Housing	ACORN wants to see a strong Inclusionary Zoning policy with 25-35% affordable rental housing targeting those in core housing need, citywide in perpetuity.	We will push the city to get the highest set-aside rates that we can for rentals. We know, however, that inclusionary zoning is an insufficient market solution to a problem that demands direct public intervention. That's why we will push for the creation of public, non-profit, and co-op housing.
	Convert empty office buildings to non-market affordable housing	<p>This is an idea whose time has come. We cannot afford to let offices sit vacant in our core during a housing and homelessness crisis. The city must do everything in its power to facilitate the conversion of vacant buildings in the core into non-market housing. We have pushed something similar to this before at the council table with the hotels2homes campaign, and are happy to raise these issues again.</p> <p>Hoping for an end to work from home arrangements should not be the city's Plan A when it comes to revitalizing our downtown neighbourhoods. The downtown is already</p>

		home to many, let's make it accessible and affordable to more neighbours.
	Any developments getting municipal public funds must have rent control on all units (not just the affordable units). This is in addition to Vacancy Control on all units - so when the tenant leaves, the landlords can't double the rent.	Any development that is subsidized by city tax dollars should come with conditions attached through a development agreement. We cannot keep subsidizing private development without a demonstrable public benefit. This is exactly the sort of standard we should be holding developers to when they want to access public funds.
	Reserve public land for affordable housing	<p>Selling land off to private developers who then extract high rents from the land in perpetuity, and profit handsomely from them, is not a good use of public land.</p> <p>Public land should always be used to serve the public good. That could mean developing non-market housing, developing the housing of needed public services and amenities, the creation of park land or the preservation of greenspace, and so on.</p> <p>We cannot allow short term gain to trump the long-term benefit that public lands can provide residents. For example, allowing private developers to build for profit housing in Lansdowne Park will not benefit our residents, and will do nothing to address the twin climate and housing crises we currently face.</p>
Fund Affordable Housing	We are calling on the City of Ottawa to dedicate \$40 million to building affordable, non-market housing to match its budget for emergency shelters.	The city should be spending this at minimum. It's an investment that will actually put downward pressure on the tax base over time, and it is simply the right thing to do.

		<p>And none of these funds should be earmarked as developer subsidies, which is what the city is currently doing with a portion of the current \$15 million budget.</p>
	<p>5% Vacant Unit Tax with revenues funding affordable housing projects</p>	<p>We should be steadily raising this tax rate as a way to shift the property tax burden to those who can better afford it, and absentee property owners are a sensible target.</p> <p>The VUT already has exemptions for those who have legitimate reasons for owning vacant property and can be further tweaked if needed. We will also be reviewing the declaration process to ensure that residents aren't being inadvertently subjected to this tax.</p> <p>A higher VUT will likely result in fewer and fewer vacant properties, thus diminishing the revenues generated by the VUT, but this is ultimately what we want: more rental stock on the market.</p> <p>In other words, a higher VUT is a win-win for Ottawa residents.</p>
	<p>Tax all luxury homes- increase property taxes on houses worth more than 2 million.</p>	<p>This requires a change in provincial legislation to allow for progressive property taxation, but it is one we support.</p> <p>A billionaire in a palatial home should not pay the same general rate as someone on a fixed income aging in place in a more modest home.</p>

		This is something we have raised at City Hall and is one we campaigned on in 2018. We will continue to advocate for tax fairness.
Protect Affordable Housing	We need the City to enact an Anti Displacement Policy to protect affordable housing and stop tenants from being priced out of their neighbourhoods.	<p>We have advocated for such a policy at City Hall and sought assurance that this policy would be reviewed on the next bylaw review workplan through direction at committee.</p> <p>When recommendations regarding this policy do come back to council, we will push for something with teeth.</p>
	Ottawa needs an Anti-Renoviction Bylaw similar to New Westminister, BC's where the bylaw effectively ended renovictions.	<p>This should be considered as part of the report back on anti-displacement policy. There is no place for renovictions in Ottawa.</p> <p>Our team has already put together a policy note on anti-displacement (including anti-renoviction) policy in preparation for when this comes forward at Council.</p>
	No public funds, or permit approvals, to predatory landlords.	This is part of the reason why we need a landlord registration system (landlord licensing). Predatory landlords should not exist in Ottawa. Repeat offenders should be penalized up to and including being deregistered.
	The City should expand its existing programs to introduce a Rent Bank like other Ontario cities.	The city should establish a rent bank, and beyond that it should investigate the potential for other public financial services.
	Explore a Non-Profit Acquisition Strategy that would give non-profit & social housing providers, co-ops and land trusts the right of first refusal to purchase at risk apartment buildings on the private market similar to Montreal.	This may require changes from the province, but regardless is something we should pursue. Public housing should also be on the list for first refusal in such a scenario.

Tenant Engagement	Ottawa ACORN is calling for a proactive education program to inform tenants about their rights/resources when there are signs of potential renovictions/demovictions.	Given the current regulatory environment where it is primarily left up to tenants to enforce their own rights in an unequal relationship, and one where many landlords can be unaware of their responsibilities, then the least we can do is to better inform tenants and landlords of their rights and responsibilities. This would be made easier as part of a regulatory overhaul that included a landlord registration system.
	We want to see a public registry of tenant buyouts, building permits, home and rental building sales	It makes sense to provide information that can help inform tenant's when they are deciding where to live. Tenants have to provide a lot of information on rental applications. It makes sense for them to be able to make informed choices before entering a landlord-tenant relationship as well.
	We want to see Ottawa follow the lead of cities like Toronto and Hamilton by creating a Tenant Defense Fund that would allow tenant groups to apply for funding for legal assistance when challenging renovictions, AGIs or when submitting tenant applications to the LTB.	Money should never be the deciding factor in landlord-tenant disputes, but too often it is. Even though this relationship is largely provincially regulated, allowing for this asymmetry is costing the city in the medium to long-term. It makes sense for the city to help take money out of the equation so that disputes can be settled on the merits of the case.
Healthy Homes	Enforcement mechanisms of property standards at the municipal level need to be improved. There should be more severe consequences for negligent landlords. We need Landlord Licensing, similar to Toronto, which would include a landlord registry, proactive	As stated in response to earlier policy positions, a landlord registry system makes sense, and is something we will continue to advocate for.

	inspections, increased enforcement and better standards of repair.	We moved a motion at City Hall last term for a landlord registry pilot program, but were unfortunately voted down.
	More funding in the city budget for repairs and maintenance in Ottawa Community Housing	OCH is falling further and further behind on repairs and maintenance. This is unacceptable. Public housing should be beautiful, luxurious, and a place for everyone to live. Taking profit out of the equation does not mean we need to sacrifice on quality.
Infrastructure and Employment	The City should support community organizations advocating for Community Benefits Agreements during development projects.	We have been able to secure voluntary community benefits through MOUs and Site Plan Agreements throughout our last term in concert with community members.
	The City of Ottawa should create an Ethical Purchasing Strategy that protects workers' wages and benefits and avoids contract flipping. All employees working on city grounds should be paid a fair wage.	Yes.
Internet for All	The City should leverage its own assets to create a municipal broadband program that can provide \$10-30/month home internet to low and moderate income households similar to Toronto's ConnectTO program.	The internet has become an essential utility, which is precisely why we should pursue what other cities have done already: making it a public utility. We need public options for essential services and utilities.
	Expansion of programs that offer free or subsidized devices to low income people	Yes.
	Provide FREE public wifi in all public spaces such as bus shelters, parks, community centres and more	Yes.
Community Services	Prioritize city funding for youth services, street lighting, mental health supports, addiction supports, sidewalks and traffic controls in underserved, often low income & working class communities	Yes.
	Support ACORN's national campaign to end predatory lending by calling on the Federal Government to	Yes.

	support alternatives to payday and installment loans, lower the criminal interest rate and more.	
Childcare	We need funding for affordable public/non-profit daycare spaces to be prioritized in lower income neighborhoods and communities	Yes.
	Parents need easier access to information in order to understand Ontario's patchwork childcare system. We need transparency and accountability to parents through a simplified online process and face to face assistance when applying for subsidies.	Yes.
	Expanded programming for parents who work non-standard hours (ie. shift work, overnights).	Yes.
Affordable & Reliable Transit	We believe transit should be free, starting with those living on social assistance.	Yes.
	Presto passes should be free for anyone under the low income measure, and there should be no minimum payment to upload Presto passes for people under the low income measure.	Yes.
	Increase bus service in underserved neighbourhoods.	No one should be afraid to lose their job because they cannot rely on our transit system to get them from A to B on time. Further, we have to increase service and frequency in residential areas if we expect people to see transit as a meaningful alternative to driving.
Climate Change	Retrofitting Canada's aging highrise communities from a tenant led perspective is an important step in reducing Energy Poverty. Ottawa needs an Energy Equity Program that targets the lowest-income and least Energy efficient private apartment buildings across the city.	This is a no-brainer. It saves money long term and is an effective way for the city to address climate change.

	Financial support for low and moderate income households impacted by natural disasters	We have a duty to look after each other, especially in the context of disaster
	Ensure low and moderate income renter communities have access to green space	Everyone deserves access to green space. It is good for our well-being and for our environment.