



TORONTO ACORN

BUDGET DEMANDS



The municipal government's yearly budget plays a huge role in our lives, funding things like the TTC, community centers, libraries, and even the police. Toronto ACORN is fighting to make sure that the next budget works for us, not landlords and wealthy real estate developers.

BEAT THE HEAT & RETROFITS

ACORN recognizes the urgent nature of the climate crisis and retrofitting Toronto's ageing highrise communities from a resident-led perspective is an important step in achieving energy equity. The city needs to fund a comprehensive climate justice framework across departments

- Create a max heat bylaw of 26 degrees
- Provide energy efficient air conditioners (heat/cooling pumps) to vulnerable tenants
- Creating minimum efficiency standards and categories within Rentsafe and/or Landlord licensing system to ensure that costs of retrofits will not be passed on to low-income tenants - this needs an effective renovation framework
- Ban rent increases and new rentals in substandard or lower energy efficiency buildings.
- Financing conditions required on retrofit funding to landlords, contingent on no costs passed onto tenants. Ban AGIs in buildings that get retrofit money, ensure effective renovation protections are also in place, currently they are not

Since 2004, ACORN has been organizing for social and economic justice for all. We have a long and deep history of winning change through building community power.



acorncanada.org



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NO TENANT DISPLACEMENT

The City of Toronto needs to fund:

- The creation of strong protections against renovations putting the onus on the landlords to ensure tenants can move back into their unit at the same rent, without being out of pocket for moving expenses and protecting the affordable rental stock in the city.
- Strengthen demovictions protections and ensure that rental replacement units have a 99 year term . Give the right of first refusal to the city and tenants when buildings come up for sale.
- Take out the financial incentive landlords and developers have to displace tenants.



LANDLORD LICENSING & RENTS SAFE TO

The city needs to strengthen RentsafeTO and migrate to a full Landlord Licensing program. ACORN members want to see:

- Double the fees for landlords with rentsafe to \$30 / unit / year to help fund:
- More inspectors to protect existing affordable housing. In 2022, there was 35 full time staff for 3500 buildings. We want to see RentSafe move to a ratio similar to the proposed ratio for rooming houses. There should be 1 inspector per 12.5 buildings.
 - Too many tenants live in units in severe disrepair. Building scores do not reflect the actual conditions of the building.
 - The City step in to do repairs automatically when landlords ignore, through remedial action and bill the landlord on their property tax.
 - Create colour coded signs to show which landlords are not maintaining their units. Similar to restaurants.
- A new fine system to issue major financial penalties to negligent landlords with automatic tickets by inspectors for any property standard violation.
- Create a rent escrow account at the city so tenants can pay their rent into the city when the landlord is not doing repairs. The city can then use this account to do the needed repairs themselves!

AFFORDABLE INTERNET

Fund free Wifi on Transit
Fund public owned fibre in all 65,000 new housing units built
Fund city or community controlled broadband system

AFFORDABLE HOUSING

- Great to see the city aggressively targeting public surplus lands for new affordable housing.
- Funds should support management of affordable housing by non profit, co-op or land trusts and the city
- Put more money into the MURA program - to ensure that buildings in financial distress aren't scooped up by big corporate landlords.
- New developments like Downsview must have 30% set aside for deeply affordable permanent, rental housing
- Tax all vacant units - happy to see the vacant unit tax increased to 3%, next step is to increase it to 5% and include all vacant rental units in multi-residential buildings

RENT CONTROL

Any developments getting municipal public funds must have rent control including vacancy control on all units.



40 % of renters are living in unaffordable housing

COMMUNITY FUNDING

- Community programs should be affordable to low- and moderate-income people everywhere, not just affordable in NIA's.
- 10% of police budget to equity seeking groups, community programs in low-income communities.
- Support Community Benefits Agreements on large scale projects over 50 million of project value on both public and private developments, including: affordable housing, good jobs, and neighbourhood improvements (e.g. childcare centres)