DSO

Developmental Services Ontario

Hamilton-Niagara Region

Housing Resources: Hamilton

Last Updated September 2022

Acknowledgements

This resource guide was created as a housing navigation resource by the Developmental Services Ontario Hamilton Niagara (DSOHNR) Housing Navigators, with invaluable assistance from Alex Shannan– Developmental Services Ontario Toronto Region Housing Navigator.

The Housing Resource Guide is intended to help individuals with navigating housing and homelessness resources in the city of Hamilton.

Please send questions, feedback or suggestions to: **housing@dsohnr.ca**

Disclaimer

Developmental Services Ontario does not promote nor endorse any of these private services. Contact Hamilton does not assume any responsibility or liability for this information nor for any of the services/supports provided by these organizations or individuals. Please note this is not intended to serve as an exhaustive list of all services offered in Hamilton, but rather as a resource prepared with information sourced by the DSO Housing Navigators for the Hamilton Niagara Region.

DSO
Developmental Services Ontario
Hamilton-Niagara Region

Contact HAMILTON
For Children's and Developmental Services
pour les services à l'enfance et à l'adaptation

DSOHNR Housing Navigation

Are you interested in learning about housing and support services beyond traditional Ministry funded options?

You may wish to connect with your local DSO Housing Navigators:

Call or email your DSOHNR Housing Navigator at:
1-877-376-4674 x255 or housing@dsohnr.ca

Learn how the DSO housing toolkit can help you create your housing vision:
www.dsontario.ca/resources/housing

Sign up here to learn of upcoming DSO events:
https://bit.ly/2JQjxhg

Connect with us on Facebook:
www.facebook.com/dsontario/ & https://www.facebook.com/groups/234444943984554/?fref=r

DSO
Developmental Services Ontario

Developmental Services Ontario (DSO) helps adults with developmental disabilities find services and supports in their community.

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Ministry Funded Supportive Housing for Adults Living With a Developmental Disability

Housing supports are provided by agencies and funded by the Ministry of Children, Community and Social Services (MCCSS). Here are some types of housing supports that may be available in your community:

Group homes and group living supports
- You will live with a few unrelated people
- Provide you support for up to 24 hours per day
- Accommodate you based on your needs and abilities

Supported independent living
- You live more independently
- Someone helps you with daily activities
- You receive between 2 to 10 hours of support during the day every week
- You must be able to be alone overnight and do things like shower or brush your teeth without help

Host family home/associate living support
- You live with a family who can provide you with care and supports
- You are encouraged to become an active member of the household
- You are matched with a family that has similar interests, needs and lifestyle

Contact Your Local DSO for More Information: https://www.dsontario.ca/find-your-dso

The Housing Continuum

Homeless

Homelessness describes the situation of someone who is without stable, permanent and appropriate housing.

Supports for Homelessness

Hamilton

- In case of emergency call 911
- The services listed are funded or operated within the City of Hamilton – click the blue links to learn more
- If you are looking for services not found here, call 211

Semi-Independent Living

Shelters

Housing Help

Drop-ins

Out of the Cold

Warming Centres

Housing Help Centres

Housing Help Centres are usually non-profit agencies that provide information, resources and assistance, to help people find and keep housing, and avoid eviction. The services offered may vary by location, contact your local Housing Help Centre to learn more.

Housing help services are available in most shelters and many drop-ins as well.

Services may include:

- Help completing applications for social housing
- Help with updating your existing application for social housing
- Help with issues with current housing
- Mediation between renters and landlords
- Assistance if you need to contact the Landlord Tenant Board (LTB)
- Financial assistance if you are behind on your rent or utilities

Emergency Shelters

These facilities are designed to meet the immediate needs of people who are homeless. Such short-term emergency shelters may target specific sub-populations, including women, families, youth or Indigenous persons, for instance. These shelters typically have minimal eligibility criteria, offer shared sleeping facilities and amenities, and often expect clients to leave in the morning. They may or may not offer food, clothing or other services.

Transitional Housing

Transitional housing can be described as **a temporary step between emergency and permanent housing**. It is longer-term and often offers more support than emergency shelters but differs from supportive housing and many care homes because it is intended to be temporary.

Social Housing

(Also known as: Rent-Geared-to-Income or Subsidized Housing)

Rent-Geared-to-Income (RGI), or subsidized housing, is made available by the City of Hamilton to make rent affordable for households. In most cases, the rent for a subsidized unit is 30 per cent of a household's total monthly income. If you receive social assistance the rent is based on the rent benefit set by the Ontario government.

Social Housing - continued

There is one central waiting list for social housing in Hamilton, that provides access to Rent-Geared-to-Income, Housing Allowances and the Canada Ontario Housing Benefit (COHB).

Rent-Geared-to-Income and Rent Supplements	A type of subsidized housing where rent is based on your income. To learn more please visit https://www.hamilton.ca/social-services/housing/housing-provider-information
Housing Allowance	A non-repayable subsidy to help eligible households pay the rent (usually available to a specified group, e.g., homeless, etc.).
Canada Ontario Housing Benefit (COHB)	This portable housing benefit is a monthly subsidy provided to low-income households to assist with housing costs. It is tied to the household and can be used to help pay rent anywhere in Ontario.

Applying for Social Housing

In Hamilton, Social Services – Housing division manages the centralized waiting list for social housing.

The application can be completed online. If you have questions about the application process, you can call Access to Housing: 905-546-2424 ext. 3708 to speak with someone Monday to Friday from 8:30 a.m. to 4:30 p.m.

There are also Housing Help Centres that can assist with completing an application.

To apply for Rent-Geared-to-Income housing, you will need to upload the following documents for all household members:

- Legal status in Canada documentation for all household members
- The Consent and Declaration form for all household members over 16 years of age (provided in the application)
- Income (Notice of Assessment), including income generated from assets is to be declared in the application
- Information about any money owed to, or re-payment plans with a Social Housing Provider (for those who have accessed social housing in the past)

Co-operative Housing

Co-operative Housing Federation of Canada

Housing co-operatives provide not-for-profit housing for their members. The members do not own equity in their housing. If they move, their home is returned to the co-op, to be offered to another individual or family who needs an affordable home. Some co-op households pay a reduced monthly rent (housing charge) geared to their income. Government funds cover the difference between this payment and the co-op's full charge. Other households pay the full monthly charge based on cost. Because co-ops charge their members only enough to cover costs, repairs, and reserves, they can offer housing that is much more affordable than average private sector rental costs. Co-op housing also offers security. Co-ops are controlled by their members who have a vote in decisions about their housing. There is no outside landlord. Each housing co-operative is a legal association, incorporated as a co-operative.

For more information about Co-operative Housing and to locate your local co-ops, you can visit the Co-operative Housing Federation of Canada.

Rental Housing

In affordable rental housing, rent is usually set between 80% -100% of Average Market Rent AMR (as determined by Canada Mortgage and Housing Corporation (CMHC), based on unit size).

Affordable rental housing can be in privately owned buildings, non-profits or city owned housing.

You can often stay on the Rent-Geared-to-Income waiting list if you accept a unit through the Affordable Rental Housing Program.

https://www.hamilton.ca/cityhousing-hamilton/market-rent-housing

October 2021 Hamilton Average Market Rent

Unit Size	October 2021 Average Market Rent in Hamilton
Studio/Bachelor	$915
1 Bedroom	$1,095
2 Bedroom	$1,271
3 Bedroom	$1,479

Affordable Rental Housing Program

As of December 2021, there are 65 active properties that offer geared to income units with over 8500 units in Hamilton

- In October of 2020 Hamilton received 10.8 million dollars to build affordable housing units in the city
- This funding will be used to develop over 30 new units

To find out more about this new funding initiative please visit:
https://www.cbc.ca/news/canada/hamilton/hamilton-affordable-housing-rapid-initiative-1.5778404

Searching for Rental Housing

Internet Search

[Kijiji](#)
[AllClassifides.ca](#)
[RentBoard.ca](#)
[Craigslist.org](#)
[Zumper.com](#)
[Rentcompass.com](#)
[FreeRentAds.com](#)
[REALTOR.ca](#)
[Viewit.ca](#)

Use filter options on these sites to search for places that fit preferences. Alerts can be set to notify when new ads are posted.

Facebook Marketplace

Visit Facebook Marketplace on your Facebook page, click on the Marketplace icon located at the top of the screen. Then click on the rental icon.

Search options such as city, kms (distance) away, price range, bedrooms, etc.

Set alerts to receive notifications on new rentals ads.

Rentals.ca provides a list of affordable housing options from sources like Kijiji, Rentboard, and Viewit. They compile options from multiple sources together on one listing.

Look For Signage

Drive/walk/bike around preferred neighborhoods. Landlords and property managers will often post signs out front where there are units for rent.

Some landlords post signs in places like grocery stores, libraries and/or community centres too.

Things to Consider

Before Renting a Unit

FOLLOW DIRECTIONS IN THE AD

Some landlords/property managers prefer calls, some use email or the messaging system through the ad site (such as Kijiji messaging). Many ads also ask very specific questions to assess applicants.

CALLING THE LANDLORD

Prepare your list of questions before you call and keep a pen and paper handy to write down the answers. There are probably others who are interested in the rental, remember to be polite and make a great first impression.

VEIWING THE RENTAL UNIT

Arrive on time and be well-groomed and well prepared. Introduce yourself and try to remain calm and confident.
Have your references ready to provide to the landlord/property manager.

PREPARE YOUR DOCUMENTS

To support your rental application, landlords/property manager may ask to see your driver's license or other ID. They may ask where you work, and permission to run a credit check. There are rules about your privacy that must be respected.

APPLYING FOR THE RENTAL

Make sure you understand the application process, ask questions if something isn't clear. Fill in the application form (paper copy/ online). Inquire about the deposit fees and next steps.

SIGNING THE LEASE

A successful applicant will be asked to sign a lease. Upon signing you will usually be required to pay last month's rent. Then first month's rent is due on the 1st day of the month you've rented the apartment for (make sure to get receipts).

For more tips: https://bit.ly/CMHC_IWantToRent

Landlord Responsibilities

According to Canada Mortgage and Housing Corporation (CMHC)

- Landlords are legally obliged to ensure that the rental unit complies with the standards for:
  - Health
  - Safety
  - Housing
  - Maintenance
- Before renting a property, it must meet:
  - Municipal property standards
  - Zoning bylaws
  - Fire safety regulations
  - Local building codes
- Landlords must:
  - Maintain the tenant's home in a good state of repair and fit for habitation and at the landlord's expense
  - Always ensure a reasonable supply of fuel, electricity, hot and cold water and other utility services (cable, Internet)
  - Not seize, without legal process, a tenant's property for rent default or for the breaking of any other obligation of the tenant.
  - Not harass, obstruct, coerce, threaten or interfere with the tenant.

For more information, visit: https://www.cmhc-schl.gc.ca/en/consumers/renting-a-home/i-am-renting/landlord-tenant-responsibilities

Tenant Responsibilities Include:

- Pay rent on time
- Behave well, clean the rental premises, repair damage caused by an accident or deliberate act of the tenant or a person whom the tenant permits on the premises
- Do not harass, obstruct, coerce, threaten or interfere with the landlord
- Contact the landlord as soon as possible when a problem arises involving repairs or services
- Permit entry (with proper notice) for repairs or showing of the home for the next tenant or purchaser
- **Honour your rental agreement or lease**: follow the terms in your rental agreement or lease

For more information, visit: Settlement.Org

Tenant Rights

CLEO | Community Legal Education Ontario | Éducation juridique communautaire Ontario

CLEO produces clear, accurate and practical legal information to help people understand and exercise their legal rights.

Visit their website for more details:

https://www.cleo.on.ca/en

cera

Centre for Equality Rights in Accommodation (CERA) provides free services to renters facing eviction and human rights violations in their housing.

Visit their website for more details:

https://www.equalityrights.org

Tenant Rights

Hamilton Community Legal Clinic
Clinique juridique communautaire de Hamilton

The Hamilton Community Legal Clinic is a non-profit organization which advocates for better rights for tenants.

Depending on the case, they can:

- Advise you on your rights and the process for enforcing your rights;
- Help you defend against your landlord's application for eviction;
- Assist you with completing an application to the Landlord Tennant Board to enforce your rights through our "Forms Clinic";
- Assist with revocation of your subsidy; **and/or**
- Represent you at your Landlord Tennant Board hearing.
- They also provide public legal education to tenant groups and service providers.

Visit their website for regular updates and information for tenants.

Website: https://hamiltonjustice.ca/en/services/housing-rights/

Tenant Hotline: 905 527 4572

Housing Stabilization Fund

If you receive Ontario Works (OW) or Ontario Disability Support Program (ODSP) benefits, and you are homeless or at risk of losing your housing, the Housing Stabilization Fund may be able to assist with things such as:

- Housing start-up costs (first and last month's rent)
- Rental arrears (money owed due to unpaid rent) to maintain affordable housing
- A benefit for furniture / household furnishings
- Assistance with utilities arrears or start up
- Assistance to those who are transitioning from homelessness or a long-term residence or prison

Visit the City of Hamilton's website for more information:

https://www.hamilton.ca/social-services/housing/housing-stability-benefit

Hamilton

Facing Eviction

Eviction is the removal of a tenant from a rental property by the landlord.

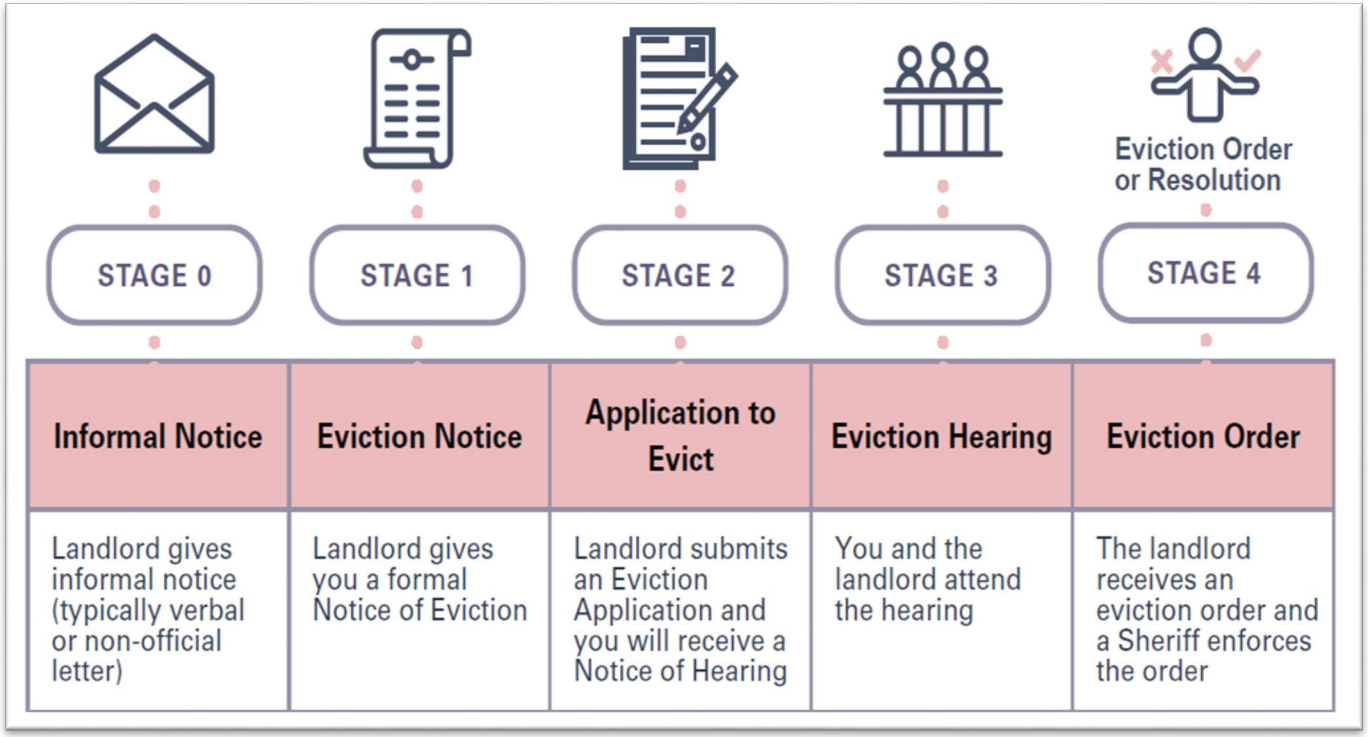
Reasons for eviction recognized under the Residential Tenancies Act

- Arrears of rent (money owed due to unpaid rent)
- Persistent late payment
- Damage
- Substantial interference with reasonable enjoyment of the unit
- Impairing safety
- Overcrowding
- Illegal Act
- Misrepresentation of income (if tenant pays Rent-Geared-to-Income)
- ***Landlord's own use***
- ***Purchaser's own use***
- ***Demolition, renovation or conversion***

*These are the most common reasons set out by the Residential Tenancies Act (RTA)

City of Hamilton's Eviction Prevention Handbook

How Eviction Works



Facing Eviction – Obtaining Assistance

Housing Provider	Website
Centre for Equality Rights in Accommodation (CERA)	https://www.equalityrights.org/our-services
Housing Help Centres	https://www.housinghelpcentre.ca/
Legal Aid Ontario	https://www.legalaid.on.ca/legal-clinics/
Understanding & Fighting Evictions	https://www.hamilton.ca/social-services/housing/eviction-prevention

Affordable Home Ownership

Affordable home ownership models use a variety of creative approaches (e.g., down-payment assistance, shared equity mortgages, etc.) to help lower-income people and families, who might not otherwise be able to purchase a home and/or afford the monthly cost of carrying a mortgage.

Affordable Home Ownership

These are some of the organizations and initiatives that provide affordable home ownership options in Hamilton

Housing Provider	Website	Phone Number
Aboriginals Purchasers: MIZIWE BIIK Development Corporation	https://www.mbdc.ca/homeownership/	416-640-4688
Home ownership down payment assistance program	https://www.hamilton.ca/social-services/housing/homeownership-down-payment-assistance-program	905-546-2489
Habitat For Humanity	http://habitathamilton.ca/habitat-hamilton-announces-affordable-homeownership-partnership-with-cmhc/	905 560-6707
First Time Home Buyer Incentive	https://www.cmhc-schl.gc.ca/en/consumers/home-buying/first-time-home-buyer-incentive	1-877-884-2642
Ontario Aboriginal Housing	https://www.ontarioaboriginalhousing.ca/	1-866-391-1061
Trillium Housing	https://trilliumhousing.ca	416 363-3499

Market Rental Housing

Market Rent is residential rent that is not classified as ‘subsidized rent’ or ‘affordable rent’ under any affordable housing program (you pay the amount advertised in the listing or advertisement).

*Average asking rates as of June 28, 2022. Information obtained from Zumper: https://www.zumper.com/rent-research/hamilton-on

June 2022 Hamilton Average Asking Rent

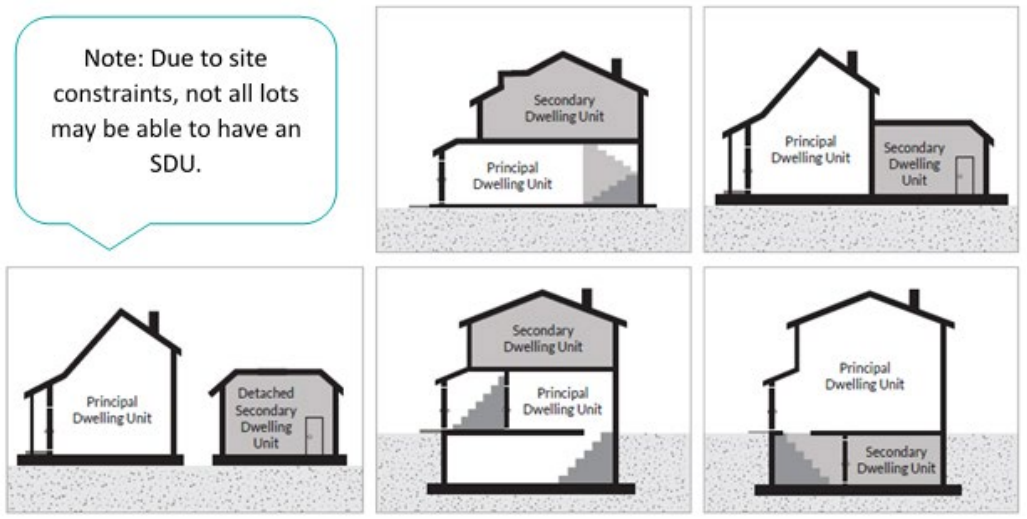
Unit Size	2022 Average Asking Rent in Hamilton	Increase from June 2021
Studio/Bachelor	$1,285	28% increase ($285)
1 Bedroom	$1,550	15% increase ($200)
2 Bedroom	$1,900	12% increase ($205)
3 Bedroom	$2,350	7% increase ($150)
4 Bedroom	$2,750	10% increase ($255)

Market Home Ownership

Market Home Ownership is housing that is for sale in the open housing market and the cost of the housing is not subsidized (reduced) in any way.

City of Hamilton Residential Zoning Project
Secondary Dwelling Units

You might have heard the words basement apartment, or granny flats, or coach houses. Or perhaps Accessory Dwelling units or Secondary Suites. These terms are used to describe a dwelling unit that is accessory to the main dwelling. The diagram below are examples of what an SDU might be.



More information can be found on The City of Hamilton website:

https://engage.hamilton.ca/residentialzoningproject?tool=qanda

Financial Assistance for Homeowners

Financial Assistance	Details	Website
Low-income Energy Assistance Program (LEAP)	Low-income Hamilton residents may be eligible for emergency financial assistance to apply against their electrical bill through the Low-income Energy Assistance Program (LEAP). LEAP is funded by Alectra Utilities.	https://www.housinghelpcentre.ca/low-income-energy-assistance.html
Property Tax Assistance Program	You may qualify for the Property Tax assistance programs if you are a low-income senior or a **low-income person living with disabilities**.	https://www.hamilton.ca/home-property-and-development/property-taxes/tax-assistance-programs
Other Financial Help to Pay Utility Bills	High utility bills put low-income homeowners and tenants at risk. The programs listed below may be able to provide financial help. For more details on eligibility and applying contact the program directly.	Financial Assistance with Electricity Costs Ontario Electricity Support Program saveONenergy Home Assistance Program
Money For Energy Conservation Renovations	People on Ontario Works or ODSP may receive a one-time payment of up to $50 to reimburse the cost of items such as: ▪ caulking ▪ sealing or weather-stripping for doors and windows ▪ insulation for hot water pipes and hot water tanks, and flow restrictors for shower heads	https://bit.ly/OWEnergyWaterConservation https://bit.ly/ODSPEnergyConservation
Money to Buy Smoke Alarms and Carbon Monoxide Detectors	Homeowners receiving Ontario Works Assistance may receive a one-time payment to buy smoke alarms or carbon monoxide detectors. ▪ up to $25 per family for a smoke alarm/smoke detector ▪ up to $50 per family for a carbon monoxide detector	https://bit.ly/3xZIEXV

Other Community Resources

Home and Community Support Services

Some examples of home and community care services – not an exhaustive (complete list)

Resource	Website	Contact
Bartimaeus	http://www.bartimaeus.com/family-support/	1-866-226-2565
Respite Services.com	https://www.respiteservices.com/Hamilton/respiteservices	(905) 525-4747 ext. 360
Home and Community Care Services (formerly the LHIN)	http://healthcareathome.ca/hnhb/en	1-800-810-0000
Home Care Hub	https://www.homecarehub.com	1-888-227-3080
Invisible Care	https://invisiblecare.ca/	289-335-1713
Compass Community Health	https://compassch.org/about-us/history	905-523-6611 ext. 2000
WM+A	https://wmanda.com/specialized-behavioural-services/#family-services;-youth-and-adults	416-367-5968

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Mental Health and Crisis Services

Some examples of mental health and crisis services – not an exhaustive (complete list)

If you are experiencing an emergency, call 911 or go to your closest hospital emergency room.

Resource	Website	Contact
C.O.A.S.T. Crisis Outreach and Support Team	https://www.stjoes.ca/health-services/mental-health-addiction-services/mental-health-services/coast	905-972-8338
Barrett Center – Crisis Support	https://www.goodshepherdcentres.ca/services/barrett-centre-for-crisis-support/	905-529-7878
ACTT 1 and ACTT 2 - Individuals 18+ with complex physical, psychological, and social needs due to severe mental illness	https://www.stjoes.ca/health-services/mental-health-addiction-services/mental-health-services/schizophrenia-community-integration-service-scis-/hamilton-assertive-community-treatment-team-1-hamilton-actt1-	905-525-4273 ACTT 1 905-528-5354 ACTT 2
CMHA Hamilton – Canadian Mental Health Association	https://cmhahamilton.ca/	905-521-0090
Walk-In Counselling: Catholic Family Services	https://www.cfshw.com/walk-in-counselling	1. 905-527-3823

Drop-ins

Hamilton

Drop-ins provide spaces where people who may be homeless or need housing can feel safer and can meet their physical, social, personal, and mental health needs. By building relationships and offering opportunities for participation in the community, drop-ins play a key role in breaking down isolation, and supporting development of critically important social connections.

For more information click on the link below:

https://www.hamilton.ca/coronavirus/resources-those-experiencing-homelessness-in-hamilton

Hot Meals

Some examples of places to get hot meals – not an exhaustive (complete list)

Resource	Website/more information	Contact
Hamilton's Community Fridge	Free food in Hamilton, Ontario. By community, for community. Fridge #1 at Today's Family - 44 Greendale Dr. Fridge #2 - Outside 249 John St N, outside Merit Brewing Warehouse Fridge #3 - 204 Ottawa street North	communityfridgeshamont@gmail.com https://www.facebook.com/cfhamont/ https://www.instagram.com/cf_hamont/?hl=en
Meals On Wheels – VON	Maximum individual cost of $6.25/meal. Hot or frozen meals may be ordered. Fees adjusted according to ability to pay. Recipients are invoiced monthly.	annette.thompson@von.ca 905 522 1022
541 Eatery & Exchange	https://www.fivefortyone.ca/ handing out free to-go lunches Mondays - Saturdays 11am - 12pm.	289 389 0541

Hot Meals

Some examples of places to get hot meals – not an exhaustive (complete list)

Resource	Website/more information	Contact
Salvation Army Soup Kitchen	Hours: Breakfast: 7 am * Lunch: 11:45 am * Dinner: 5 pm Cost: None - $1 per meal or $10 for one meal per day for one month. Hot meals provided to the public and residents of the Booth Centre men's shelter. Due to COVID-19 the soup kitchen is currently only offering take-away lunches Mon-Fri from 11:15 am-12 pm	https://www.sahamiltoncfs.ca/ 905 540 1888
Hamilton's Food Banks and Community Food Programs	https://www.hnhbhealthline.ca/listServicesDetailed.aspx?id=10572&region=Hamilton	Online resource listing various food programs within Hamilton
Hamilton's Food Access Guide	http://foodaccessguide.ca/ps-category/8216/17261/7862	Online resource listing various food programs within Hamilton

Free and Affordable Essentials

Some examples of places you may find free and affordable furniture, clothing etc. – not an exhaustive list

Resource	Website	Contact
Parkview Church Hamilton	https://www.parkviewchurchhamilton.ca/furniture/	First come first served 1120 West 5th Street, Hamilton
Habitat ReStore	https://habitathamilton.ca/	905 560-6707
Value Village (Multiple Locations in Hamilton)	https://stores.savers.com/on/hamilton/valuevillage-thrift-store-2045.html	905 318 0409 905 689 0565
Salvation Army (Multiple Locations in Hamilton)	https://thriftstore.ca/	905 526-0131
Talize	https://talize.com/	905 318-2376
Facebook Marketplace Kijiji	https://www.facebook.com/marketplace/hamilton/ https://www.kijiji.ca/h-hamilton/80014	
HNHB Health line - comprehensive list	https://www.hnhbhealthline.ca/listServicesDetailed.aspx?id=10725&region=Hamilton	

Employment Support

Some examples of employment support programs – not an exhaustive (complete list)

Resource	Website
Goodwill TEAM (Transitional Employment and Mentoring Program) - The 8-week training program gives participants access to experience wtihin a variety of tasks such as, but not limited to, janitorial, computer training, food services, and customer service. Participants are required to attend 25 hours per week (students exempt).	https://goodwillonline.ca/employment-services/job-seekers/
YWCA The Opportunities Program (TOP) - Adults 16+ with a self-disclosed disability who is not eligible for EI benefits or related services/programs, who is legally entitled to work in Ontario.	https://www.ywcahamilton.org/skills-development-and-training/top/
March of Dimes - Employment support for adults who qualify for ODSP, OW, Service Canada, WSIB and/or Veterans Affairs Canada.	https://www.marchofdimes.ca/en-ca/programs/es
ODSP: Your local ODSP caseworker may be able to help you connect with employment support opportunities.	https://www.mcss.gov.on.ca/en/mcss/programs/social/odsp/employment_support/index.aspx
HNHB Health line – comprehensive list	https://www.hnhbhealthline.ca/listServicesDetailed.aspx?id=10707&region=Hamilton
Worktopia: Services to support employment success for people on the autism spectrum.	https://worktopia.ca

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