



Serving co-ops in Durham, Toronto and York Region.

December 10, 2019 at 9:30 am.  
Committee Room 1, City Hall

Re: Support for PH11.9 838 Affordable Rental at Broadview Avenue

Deputation by Anjala Kulasegaram, Co-op Advisor & Land Trusts Co-ordinator,  
The Co-operative Housing Federation of Toronto (CHFT)

Good afternoon Chair and committee members. My name is Anjala Kulasegaram and I work as a Co-op Advisor and Land Trusts Co-ordinator at the Co-operative Housing Federation of Toronto.

I submitted a letter for your consideration about CHFT's position on the potential acquisition of 16 condo units at 838 Broadview Avenue. We hope that the City would consider amending the report to include more density and allow for more affordable housing on the site. We are in support of the City acquiring the 16 units and potentially more.

The Housing TO Action plan is an ambitious vision to address the City's affordable housing crisis. We believe acquiring condo units will serve to realize this vision.

CHFT recognizes that the approach to affordable housing is changing. We still believe that housing co-ops are the best option for affordable housing in the City but we know we must adapt and create new ways of providing affordable housing. This is why we have created land trusts. Our land trusts represent 10,000 households. We are ready to add more units to our land trusts to **guarantee permanent affordable housing in the City.**

We have proven that a housing co-op within a condo can work. In 2017, CHFT through a partnership with the City, acquired 12 condo units at 10 York Street, a Tridel development. These units formed Naismith Non-Profit Housing Co-op. The co-op was added to one of our land trusts, Naismith Land Trust. Naismith Land Trust is governed by affordable housing sector advocates.



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We also created an access plan that was transparent, fair and accounted for potential problems the City flagged. For over three months, we advertised these units in the local newspaper, online and on our website to give people an opportunity to apply. On these platforms we communicated who could apply, the income threshold, and what to expect once an application was submitted. We held information sessions for applicants to learn about this new housing co-op model.

**We had over 1,100 applications for 12 units.**

We created a lottery. The lottery selection process was filmed and supervised by City Housing Consultants. We managed the move-ins, developed a relationship with on-site condo staff, and now have a co-op management company manage the units remotely. Admittedly there were a lot of lessons learned during this process given how new this model is for us, but we were successful!

We now have single-parent led families with young children, young professionals and young families housed in affordable units who could otherwise not afford to live in the heart of the city. We are now better prepared to take on new units in condo developments. We urge the committee to consider acquiring the 16 units. Once approved, **we hope the City will consider working with CHFT to transfer units to a housing co-op at 838 Broadview Avenue.**