
Sent via email to: phc@toronto.ca

December 9, 2019

Councilor Ana Bailão
Chair, Planning and Housing Committee
City Hall, 100 Queen Street West
Toronto, ON
M5H 2N2

Re: PH11.7 - Community Housing Partnership Renewal program

Dear Councilor Bailão and other Committee members,

Thank you and City staff in Shelter, Support and Housing Administration for the efforts you have made to solve the multi-faceted nature of Toronto's affordable housing crisis. I am pleased to finally see action being taken to address the financial challenges faced by community housing providers with expired former federal operating agreements. The Community Housing Partnership Renewal program has been a long time coming.

Inter Faith Homes is a medium-sized community housing provider with 576 units operating in five Ontario cities, including Toronto. We own and operate three community housing projects in Toronto comprised of 250 units in two apartment buildings and a townhouse complex in the ridings of Scarborough-Guildwood and Don Valley West. Only one of our three Toronto projects will be eligible for the Community Housing Partnership Renewal program outlined in PH11.7.

Our eligible project had its operating agreement expire in 2017. We have been self-funding the rent supplement subsidy needed for our lower income families in the interim while waiting for the City to confirm its program parameters. It is imperative that government provide the subsidies needed for these families in the future. It should not be our responsibility or our other market rent residents to do so. When we self-fund, this reduces the money we have available for maintenance and capital repair. Having this new program will enable us to begin to make necessary improvements to our project. We look forward to working with City staff on it.

Our other two projects are unfortunately, not eligible for this program. These two projects operate under the framework outlined in the provincial *Housing Services Act* (HSA) and have expiries slated for 2024 and 2028. It is imperative that ALL our housing projects are financially sustainable in the future and can achieve our mission of providing affordable rental housing.

The people in organizations like ours are hungry for information. There is uncertainty related to funding for projects that do not have federal operating agreements. We are particularly concerned about our underfunded capital reserves while also needing substantial capital repair. We are unsure how we will be supported to leverage our assets to refinance or to

develop housing initiatives that can positively impact entire communities. We don't know what work is in progress to address the expiry of our obligations for our other housing projects in Toronto. In the absence of information in these areas there is uncertainty in planning our direction for the future.

I am asking today that you ask staff to report back in 2020 on its plans for community housing projects subject to the *Housing Services Act*. My organization, and others like mine, need greater certainty about what happens when its mortgages expire. With one project set to expire in less than five years, we need to know as soon as possible what your program parameters are so that we can properly plan for it. We are also keen to build new affordable rental housing in this City but need the certainty of our government funding for our *Housing Services Act* portfolio to proceed.

In a City with such great affordable housing needs, certainty for us is as important as it is for you. Commitments from the federal and provincial governments have helped you to provide needed stability for Toronto Community Housing, and now for former federal projects. Please ensure that same level of certainty is provided to those of us with projects subject to the HSA.

Sincerely,



Margie Carlson
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