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**Executive Committee June 19th 2017- Item 26.16
Creating New Affordable Rental Housing at the Mirvish Village
Redevelopment**

I am Nancy Singer, the Executive Director of a non-profit housing agency, Kehilla Residential Programme. I am submitting this letter to attach to the Item cited above to give substance to the sentence in the report which states that "Westbank is also committed to working with the City and non-profit organizations on additional affordable housing rental opportunities including but not limited to considering referral agreements and head-lease arrangements."

I am not just representing Kehilla but write with a collective voice and community interest. I am submitting this request on my own accord to advocate that non-profit groups providing support services to people living in this area have access to some of the affordable housing units for their clients or populations. This includes a number of groups representing the cultural diversity of our City who already have a strong presence in this area. From special needs, to indigenous to black, seniors, the vulnerable, and immigrant newcomers all already have a footprint here.

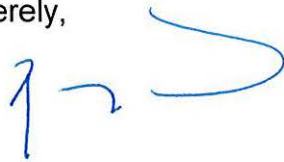
In working with developers, the City is providing important financial incentives to make some of these units affordable through the Mayor's Open Door Program, to Investing in Affordable Housing Federal Funds and waiving of fees and property taxes. This money is well intended but only if it achieves its objective of providing truly affordable units serving the target groups that need it. That means not rented out as Airbnb's or rooms that get subleased by tenants given this prime location and low area rents.

From the developers' viewpoint, they do not want to have to deal with problem tenants who have no attachment to a support service agency. The most transparent and fair process is to work with experienced third party non-profit providers able to both work together and provide direct benefits to the tenants referred and supported by the service provider. This provides the strong administrative backbone structure needed to oversee a multiple agency arrangement.

Kehilla is able to bring its own privately raised rent assistance of up to \$300 a month to tenants referred by their partner community agencies – JF&C, JIAS, Circle of Care and Reena for example who provide the support services. The fitting irony of our program is that it is supported not by government dollars, but by donations from the private development industry. We now have over 30 developers sponsoring the program and are assisting 85 households with the intent of adding more households each year. Our intention would be to enter into a referral agreement for up to 15 of the first 60 affordable units in Phase 1.

Non-profit providers need to be included early on in the process and can work well in partnership with the City and the developers. While we all serve different needs we are uniform in our abilities to work with and respond to a multitude of demands. We share the common goal of keeping roofs over peoples' heads and building inclusive communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nancy Singer', with a stylized flourish extending to the right.

Nancy Singer
Executive Director