

**BEECH HALL HOUSING CO-OPERATIVE INCORPORATED**

Suite 2, 2 Humber Boulevard  
Toronto, Ontario M6N 2H3  
Telephone: 769-4119

December 11, 2019

Toronto City Council  
c/o City Clerk's Office  
City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

[phc@toronto.ca](mailto:phc@toronto.ca)

**Re: Support for PH11.5 HousingTO 2020-2030 Action Plan for Consideration on December 10, 2019 at 9:30 a.m.**

We would like to congratulate the City on creating the HousingTO 2020-2030 Action Plan (the Action Plan). **Beech Hall Housing Co-operative Incorporated** is in full support of the Action Plan. For over three decades, our co-op has provided safe and affordable housing to our members. Housing co-ops are an important affordable housing option in the City and we are pleased that the City recognizes our significance in the Action Plan.

As housing providers, we are worried about our financial affordability for our members. Like the City, the board of directors are looking to develop a ten-year plan to address some of our most pressing community needs. Our board of directors is working hard to fulfil the commitment we made to our members – to maintain housing affordability past the end of our operating agreements and mortgages. In the next decade, we see some significant challenges that will determine our ability to keep our commitment. We believe the City has an active role in helping to resolve some of these issues in a timely and efficient manner.

**Beech Hall Housing Co-op is leasing both the land and the buildings from the City of Toronto.** Along with 33 other housing co-ops that are leasing land from the City, there are number of concerning issues in our lease agreements. The issues we are concerned are

- **mandatory lease payment to the landlord (the City) at increasing rates per year once the lease ends**
- capital investment by the co-op must end ten years before the lease agreements end
- **at the end of lease term the lease requires renewal**
- required City Council approval for any changes to the lease.

We are hopeful that the Action Plan, through the Community Housing Partnership Renewal (CHPR) program will provide “a viable and cost-effective approach to preserve the supply of

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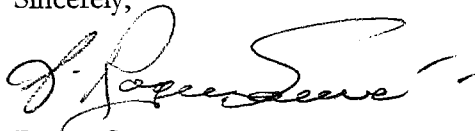
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affordable housing rental housing”. We are optimistic that the CHPR will help us negotiate our land leases in an efficient and thoughtful way. However, without clear details about the program, we still are fearful of what the ending of our lease agreements will mean to our members. We don't have the answers to questions like - whether the land and buildings will be leased back to us or whether the post-mortgage rental fees to the City will be removed.

**Our current lease with the City of Toronto expires January 3, 2025. We request that City staff work with Beech Hall to negotiate a below market lease with our co-op that ensures ongoing future affordable housing charges for our members.**

We would like to create a sense of stability for our members. We are asking for clarity and consideration for our specific needs when the CHPR is being developed. We are ready to provide support to the City with this new initiative. Please let us know how we can support the City to meet the goals outlined in the Action Plan and how in turn we can maintain safe and affordable housing for our members for years to come.

Sincerely,



**Roger Sauve,**  
President, Board of Directors  
**Beech Hall Housing Co-operative**



**George Beattie,**  
Treasurer, Board of Directors  
**Beech Hall Housing Co-operative**