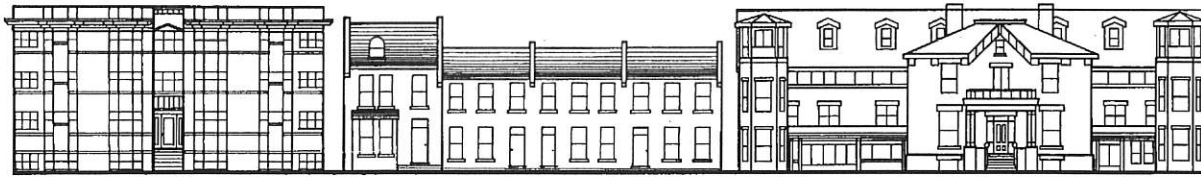


CHURCH ISABELLA RESIDENTS CO-OPERATIVE INC.

December 5, 2019

Planning and Housing Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins

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

Dear Chair and Members of the Planning and Housing Committee:

On behalf of the members of Church-Isabella Residents' Cooperative, we would like to congratulate the City on creating the *HousingTO 2020-2030 Action Plan*. Our Co-op is in full support of it. For almost four decades, Church-Isabella has provided safe and affordable housing to its members. We are pleased that the City of Toronto recognizes housing co-ops as an important, affordable housing option and one that is significant in the Action Plan and as part of future initiatives.

As housing providers, we are pre-occupied with financial affordability for our members. Like the City, the Board of Directors of Church-Isabella is looking to develop its own ten-year plan to address some of our community's most pressing needs. We seek to fulfil the commitment we have 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.

Along with 33 other housing co-ops that are leasing land from the City, there are number of concerning issues in our lease agreements:

- mandatory post-mortgage rents to the landlord (the City) at increasing rates per year
- the potential interruption of needed capital investment by co-ops before the lease agreements end

- the risk of a month-to-month tenancy lease being imposed should no new lease agreement be negotiated before the end of existing lease agreement
- required City Council approval for any changes to lease agreements.

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 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 about, for example, whether the land will be leased back to us and whether the post-mortgage rental fees to the City will be removed.

We would like to create a sense of stability for our members. We are asking for clarity and consideration for our specific needs – as a small, 48 unit co-op provider – 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,



Allen MacInnis
President, Board of Directors
Church-Isabella Residents’ Cooperative