



PH11.9.1

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

December 5, 2019

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

Attention Nancy Martins

Re: Co-op option for PH11.9 Affordable Rental Housing Opportunity at 838 Broadview Avenue

Dear Chair and members, Planning and Housing Committee,

The Co-operative Housing Federation of Toronto (CHFT) is excited about the City's plan to acquire up to 16 new units for affordable rental homes at 838 Broadview Avenue. We support this City initiative. CHFT has developed 59 housing co-ops and supports over 170 co-ops within our membership. We hope the City will consider co-ops as the affordable housing provider for these units. The model we are proposing for these units is a co-op within one of our existing land trusts.

CHFT's Co-operative Housing Land Trusts (CHLT) represents 10,000 members that live in 32 co-ops throughout southern Ontario. The purpose of CHLT is to preserve, maintain and secure affordable housing. To date we have done this. Having these land trusts means we have guaranteed that these units will be maintained for public good for their lifetime. CHLT represents over 4,000 units. It is one of the largest affordable housing land trusts in North America. In the past five years, CHFT's approach to affordable housing and land trusts has expanded. The most recent example of this is the Naismith Land Trust and the Naismith Non-Profit Housing Co-op.

The Naismith Land Trust is our newest land trust. It was established in 2012. It is governed by affordable housing advocates who have dedicated hundreds of volunteer hours to the co-op housing sector. In 2017, CHFT acquired 12 condo units at 10 York Street. The 12 units make up Naismith Non-Profit Housing Co-op which belongs to the Naismith Land Trust. Working alongside the City and the condo developer Tridel we successfully –

- developed by-laws for the co-ops that reflect the specific needs of our members and respect condo rules
- a thorough and transparent membership selection process that included a lottery supervised by the City



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- a sound management model that accounts for the relationship between the condo, our members and the co-op corporation.

For the first time in our history we developed a co-op within a condo building. Naismith Non-Profit Housing Co-op was a key turning point for our organization. We have adapted to the changing development landscape and are prepared to work with developers to acquire more affordable housing units. We hope to add more units to the Naismith Land Trust. 838 Broadview Avenue presents that opportunity.

CHFT has also played a significant role supporting are members co-ops who are looking to increase their units to the changing needs of their communities. Cawthra Mansions Co-op, located at 214 College Street, has been working towards acquiring four accessible units at a condo development at 203 College Street. With our support and guidance, the co-op has been able to transfer rent supplements to those four units to make sure they are affordable for their members. With this partnership, the co-op can now start to help aging members remain in the co-op and free up units for new members to live in.

CHFT has a proven track record and commitment to the affordable housing sector going back 45 years. CHFT is prepared to work with the City to acquire the 16 units at 838 Broadview Avenue. We encourage the Planning and Housing Committee to approve the acquisition of the 16 units at 838 Broadview Avenue.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Clement'.

Tom Clement
Executive Director
CHFT