



June 30, 2022

Planning and Housing Committee, City of Toronto

RE: Report for Action, improving access to affordable homes for Toronto Residents

Dear Committee,

We have been developing affordable and supportive housing in the City of Toronto and Province of Ontario for 22 years. Our buildings promote better health, social benefits and economic outcomes for our residents.

I have read the Report for Action to improve access to affordable homes for Toronto residents being presented to the Committee on July 5th. I believe the proposed changes will improve fairness, transparency and equity in how affordable homes are allocated.

Our housing model is based on providing high quality apartments at a maximum CMHC AMR. I believe a Centralized Affordable Rental Housing Access System, as a one window technologically based portal can lower wait times to fill units and provide lower vacancy thereby increasing net operating income and efficiency of our affordable housing projects.

In terms of fairness and transparency, those waiting the longest to receive an affordable housing unit need to be considered a priority. A random draw also provides fairness. A centralized system allocating 50% of the units to the wait list and 50% of the units through a random draw is fair and gives hope for all.

Our housing model provides for a mix of affordable and supportive housing, with non-profits providing the supports to their clients. We also develop housing for seniors. Any technology-based approach has to take into consideration the mix of persons being housed at any location. We tend to work with non-profit housing agencies early in the process during the design stage of a building. It is my understanding that the Centralized Portal system will be for the general public to apply, with supportive housing units being filled through referrals from the agencies. We also note that seniors are not all comfortable with a technology-based system no matter how user friendly. Even though we keep applications online, about 20 percent of our seniors (65 plus) who apply for our housing in Oshawa and Clarington request a mailed out application form which they fill out and mail back in. Assistance for seniors, especially seniors without family may be needed.

Keeping this brief, we want to be part of the Centralized Affordable Rental Housing Portal Access system in the rental of our affordable housing projects. Based on fairness, transparency and efficiency, I support the Plan of Action recommended to the Planning and Housing Committee.

Regards,

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