



December 4, 2024

Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins

**RE: PH17.7 Re-launch of the Home Ownership Assistance Program to Support New Non-Profit Affordable and Attainable Home Ownership Housing (Ward All)**

Housing availability and affordability are critical elements of life in the city, and FoNTRA, an advocate for community interests, recognises that housing intersects numerous policy challenges. As such, we are enthused by the affordable home ownership model put forward by Home Opportunities, supported by the Co-op homeownership sector, for its ability to align stakeholders to a goal none would be able to achieve on their own.

The Not for Profit (NFP) housing developer allows for families with incomes starting at \$35K to own their home, and without grants and subsidies, and production at scale. Apart from the fiscally prudent approach, this model creates both market and affordable housing that supports communities within a building. It allows residents of varying income levels to remain in the community, which is unique, and targets the housing needs of the workforce. This model represents investment in the community by supporting its members to both work and live in the area. It also allows for an understanding of the trade-offs between built form and the extent to which varying income strata can be supported in a specific development project.

This model is at its core self-sustaining – a means of thoughtfully engaging stakeholders to deliver housing that is both market and affordable, and in a manner that communities and local residents would welcome. It is an opportunity to implement what City Council envisaged when it embarked on its largely unsuccessful efforts to produce affordable housing through densification.

FoNTRA requests the City acknowledge the need to diversify the tenure and financing of housing for the people of Toronto. . The City requires housing alternatives like this that meet affordable housing income and unit targets and are, fiscally self-sustaining, in ways that will be supported by an array of stakeholders - residents, employers, other levels of government, and newcomers.

FoNTRA fully supports the proposal, and requests that the City of Toronto adopt the model, and achieve what hasn't been done to date - building self sustaining, affordable housing at scale

Yours truly,

Geoff Kettel  
Co-Chair, FoNTRA

Cathie Macdonald  
Co-Chair, FoNTRA

Cc: Abigail Bond, Executive Director, Housing Secretariat  
Noah Slater, Director, Housing Development, Revitalization and Improvement,  
Housing Secretariat  
FoSTRA

**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 250,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.