

April 9, 2025



Dear Planning and Housing Committee Members,

**RE: 2025.PH20.6 - Authority to Enter into Municipal Housing Facility Agreements with Community Housing Providers**

On behalf of the Board of Directors of the Co-operative Housing Federation of Toronto (**CHFT**), CHFT's 185 housing co-op members, and the 50,000 people who live in those co-ops, I offer our collective support for recommendations in the report of the Executive Director (Interim) of the Housing Secretariat dated March 27, 2025.

Many of our co-ops fall within the City's authority as Service Manager under the *Housing Services Act*. We are pleased to see recommendation 4 to exempt those co-ops from property taxes on the terms set out in recommendation 3 of the staff report.

With so much positive energy and attention focused on new construction, this is welcome support for existing municipal co-ops trying to manage aging assets and maintain essential affordability at this time when it's needed more than ever.

We urge Council to consider how co-ops established under federal programs and therefore not falling within the *Housing Services Act* might join their municipal cousins to benefit from property tax exemption just as you've been able to do for some federal non-profits. This too would be tied to co-ops ensuring their units remained affordable. Federal co-ops need some financial breathing space to address aging infrastructure while keeping monthly charges manageable for their moderate -to-low-income residents.

Finally, the property tax exemption will have an impact on Ontario Trillium Benefit eligibility. We encourage you to find ways to introduce this change without low-income co-op members losing this important benefit.

We value our ongoing and strengthening partnership with the City of Toronto. We appreciate all your efforts to assist our member co-ops, especially during this housing crisis.

Regards,

A handwritten signature in black ink that reads "Tom Clement". The signature is written in a cursive style.

Tom Clement  
Executive Director, CHFT