



多伦多唐人街社区土地信托 Toronto Chinatown Land Trust

222 Spadina Avenue,
Chinatown Centre,
Toronto

21 January 2026

Dear Budget Committee,

Our names are Kai Wong and Sara Constant, and we are Co-Chairs of the community-elected Board of Directors of the Toronto Chinatown Land Trust (TCLT). We are a community-controlled effort to build an inclusive, culturally competent, and ever-evolving Chinatown in Toronto. We are writing to advocate for increased protections to vulnerable tenants, capacity-building for Community Land Trusts, and a significant increase in the Multi-Unit Residential Acquisitions (MURA) Fund in the 2026 budget, in order to protect both tenants and affordable housing stock in Toronto, amidst our current housing and homelessness crisis.

The Toronto Chinatown Land Trust works to turn property into Land. We acquire, develop and steward land, in perpetuity, for community needs and benefit. Our efforts work towards democratically controlled and deeply affordable housing that is culturally competent and responsive to the needs of low-income, racialized, multilingual residents and workers of Chinatown. We steward and support the evolution of Chinatown's long history of traditional mutual aid societies, benevolent associations and other existing culturally responsive support networks. As part of this ecosystem, we aim to re-build the relational infrastructure that anchors our community's sense of belonging and reciprocal responsibility to the Indigenous knowledge keepers and neighbours we live amongst.

Like so many Toronto neighbourhoods, Chinatown faces the pressure of cultural displacement amidst gentrification. Residents are deeply impacted by the current affordable housing crisis, facing barriers that include: negligent and bad faith landlords, lack of linguistically accessible tenant rights education or support, and fear of landlord intimidation and reprisal (which, while illegal, remains a very common occurrence in our everyday lives). With the continued erosion of tenant protections, such as lack of rent or vacancy control, the failures of the LTB, and most recently Ontario's Bill 60 and its attack on tenant rights, the impetus to protect affordable housing stock is more important than ever. Simply put, more neighbours and our families are at risk of evictions and ending up in shelters or on the street.

It is estimated that Canada is losing at least 11 affordable housing units for every new one built ([Pomeroy, 2023](#)). Although we applaud the city's efforts to build more housing, we simply cannot build our way out of our current housing crisis. Capital funds like MURA represent the



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best opportunity to preserve and protect affordable housing stock, through value-driven public partnerships between the city and nonprofit housing providers, including culturally responsive Community Land Trusts like TCLT. While we are happy to see increased investment in MURA, the allocated \$46.8M does not do nearly enough to protect affordable housing stock in our current housing crisis.

The Toronto Chinatown Land Trust would like to make the following recommendations for the city's 2026 budget:

- **Allocate \$100M to MURA funding.** With the downturn in the real estate market, this is a prime time to acquire rental properties and convert them into long-term deeply affordable units.
- **Launch a municipal legal challenge to Ontario Bill 60.** The city must protect the 48% of Torontonians who are renters from the provincial attack on tenant rights, and engage a Right to Housing approach in all its housing decision-making and funding allocations.
- **Provide additional funding to build the capacity of Community Land Trusts** in Toronto, so that we may become sustainable partners on providing housing affordability in perpetuity, through a community-driven, culturally competent and hyper-local economic democracy model.

We believe Community Land Trusts and cooperatives are the perfect partners to collaborate on preserving deeply affordable housing, and ensuring renters in Toronto are protected from the impacts of housing financialization. All Torontonians, and indeed all people, deserve safe, adequate and affordable housing. We know the City of Toronto believes this too, and we look forward to working together with increased funding and capacity to enable tenants everywhere to realize their Right to Housing.

Housing for all,

Kai Wong and Sara Constant,
Co-Chairs, Board of Directors,
Toronto Chinatown Land Trust