



October 4th, 2024

Dear Guelph City Council,

On behalf of Kindle Communities I want to thank City Council and staff for preparing the updated Draft Housing Affordability Strategy. Our community, like others across Canada, is experiencing a housing affordability crisis. As a non-profit housing developer and landlord, currently exploring our next project to address family homelessness, Kindle is encouraged by many of the ideas, goals and action items contained in the draft strategy, including:

- Continue to incentivize affordable housing development through development fee reductions/exemptions (e.g., development charges, parkland dedication). Develop an affordable housing Community Improvement Plan for further affordable housing incentives
- Implement an evaluative framework for securing and disposing City-owned land assets for affordable housing.
- Identify and allocate City-owned land for a future equity-deserving housing development and access funding from upper-level governments for equity-deserving residents of Guelph.
- Investigate alternative methods for creatively financing affordable housing including front-end financing/infrastructure arrangements.
- Develop and implement a communications strategy to promote Yes In My Backyard (YIMBY) principles with respect to affordable and inclusive housing.
- Explore opportunities to prioritize the approval and permit delivery of developments in the pipeline with an affordable housing component.
- Explore the opportunity to create and implement a Concierge Program and supporting how-to guide to assist non-profit organizations
- Identify and set a minimum dollar amount to be annually allocated to the Affordable Housing Reserve Fund, to help advance affordable housing initiatives.
- Advocate to the upper levels of government for a regular/ongoing program of capital grants, operating grants, and rent subsidies that would be sufficient in meeting the City's long-term housing targets, including those for transitional, supportive, and affordable housing.

The draft strategy includes many actions that will help our community build homes that are affordable, accessible, and suitable, regardless of income, age, or situation. This includes individuals and families experiencing homelessness.

Sincerely,

A handwritten signature in black ink, appearing to read "Daria Allan-Ebron". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Daria Allan-Ebron, RSW, MSW  
CEO  
Kindle Communities Organization