

From: Chris Butler

Sent: Thursday, November 14, 2019 3:03 PM

To: PEC <pec@london.ca>

Cc: Saunders, Cathy <csaunder@london.ca>

Subject: [EXTERNAL] Planning & Environment Committee - Nov 18 - Added Agenda Submission

Please add this communication to the upcoming PEC Nov 18 for Agenda Item 4.2 - Draft Affordable Housing CIP Program Guidelines (added Agenda). Note > This taxpayer is fully supportive of expanding our Affordable Housing Toolkit and has already provided some limited public comment to T MacBeth - Planner on this file but was expecting a bit more maturity on this submission to Council.

Chair Hopkins , Mayor Holder & Council ; please consider the following input for discussion & possible motion to amend the Draft Program Guidelines for this CIP prior to full acceptance.

1. Even a draft program coming before Council should have at minimum a draft budget , in this case the planned annual loan liabilities, the start up \$\$ capital required to be set aside in the Special Initiatives Reserve Fund and the program annual administrative costs . To suggest that the next Public meeting on this program would be January 2020 after the scheduled December 2019 Public four year rolling Budget Meeting provides zero visibility on the this new CIP's costs and that's just wrong. Ask for submission on this prior to the Public Budget MTG's please ; and have Travis share this with all public participants ASAP for concurrency.
2. At this point in the Draft Program Design Criteria there is nothing definitive in this report that suggests that the CIP Reserve Fund recommended to support this CIP would have a \$\$ CAP or CAP on annual distributions. That should not be up for further public input and I would invite a Council motion to amend now as part of the design criteria . Taxpayers already have numerous " UNCAPPED " CIP funds under the Special Initiatives Reserve Funds umbrella which are growing like energizer bunnies and Councilor Turner has already motioned to have this brought forward by staff in December for review and potential limitations. Let's not make the same mistake twice. WE don't need to firm up the exact CAP tonight, just that there will be one.
3. Item 2.8.1 in this report Recommends that Council accept as design criteria the layering/ stacking of various incentives from different Affordable Housing and existing CIP's to effectively super charge the Incentive Package . I reach out for a hardy debate on that criteria by Council at his meeting to respect taxpayers going forward

>>>> Example > Are you going to provide developers with Free Land Purchased from a School Board by taxpayers plus grant / waive the the DC fees under the current CIP's - paid for by taxpayers over 10 years & provide loans for each affordable unit paid for by taxpayers to fill up the reserve fund ?? I believe there should be limits here .

4. I find the secondary suite recommendations very hard to understand @ respect to does this or does this not limit development to rental contract only ? There is a huge demand for secondary suites for families to house family member seniors for aging @ respect and in place that may not include an actual rental agreement and I encourage that .

I'll continue to support the Public Input process offered up by Travis and team going forward ; and support Council on any timely motions on the above issues tonight.

THXS - Chris Butler >> 863 WAterloo St - LDN