

From: Vincent Lubrano

Sent: Tuesday, January 21, 2020

To: PEC <pec@london.ca>

Subject: [EXTERNAL] 3.5 Public Participation Meeting - Not to be heard before 4:00 PM - Affordable Housing Community Improvement Plan (O-9099)

Good Morning,

I am contacting you today in regards to Affordable Housing CIP that was discussed at the meeting of yesterday.

First, I want to Thank all of you for the opportunity that was afforded to the public in being able to voice our opinions on this and the other matters before the committee. While this may be the norm in London, it is certainly not elsewhere. Nor is it always done with the earnestness and vigor I witnessed yesterday.

I had wanted to speak yesterday but time pressure prevented me from doing so I am sending you this communication with my remarks and am also including a letter I sent to Councillor Turner earlier on this topic after my attendance at the Public Participation Meeting in December.

I am a new resident of London having retired and moved to London in August of 2019. I am currently renting an apartment with my wife, Kristina, at 10 Beechwood Place. I am very much in favor of the Affordable Housing CIP. With over 30% of renters living in housing that is either not affordable and/or suitable, we are very much in a crisis in this area. Even though my wife and I are well set up financially for our retirement, we struggled to find a suitable apartment and the one we did find is at the very top of our affordability. So I fully understand and empathize with those who unlike us are struggling financially.

As the market pressures that are driving the crisis are not going to go anywhere and are most likely going to get worse, we need a program like this. While I understand it is not a silver bullet and may not reach down as far as needed, it is a good start and when utilized with the other programs in the proposed tool kit can be used to good effect.

As you can see from my attached letter, I feel so strongly about this my only wish is that it could be a stronger measure with more robust funding and a mandate that all new developments provide a percentage of affordable units. I say this because while we heard positive comments about the program from the professional organizations representing the developers (at both this meeting and the December one), they also indicated that they do not see that many of their members will take advantage of the program. Based on this it is my opinion that the developers are not going to move on this area until made to do so.

In closing, I hope we can count on your continued support for this program and thank you again for your time.

Warmest Regards,

Vincent Lubrano III

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