

Good afternoon

Thank you for again allowing me the opportunity to submit important information for the committee to take into consideration when moving forward with several items on today's agenda.

I'd like to begin by referencing a few of the planning applications on today's agenda. Specifically consent item 3.2 - 1156 Dundas Street as well as consent item 3.3 - 2331 Kilaly Street and 1588 Clarke Road. I see in these proposed developments there will be a variety of single and multi-residential Rental Properties. These developments COULD be a significant help towards easing the rental cost and homeless crisis, London is currently facing. I stress that they COULD be a significant help, but only if London develops, and enforces some form of "rent safe" program. This program must also include a set of standards for the required 5% of their total units, which must be offered at affordable cost. This standard must be based on current incomes of lower income earning citizens and basic need costs. These figures should be updated accordingly to the fluctuation of inflation. While I understand it is not right to demand property owners offer "federally defined affordable prices", it is fully within the power of council to ensure a property owner's idea of affordable is truly affordable to the citizens of London. If council continues to deny the need for this program, property owners will continue to rob renters blind even when it comes to the 5% of their units that must be rented as affordable.

This is already happening across London, not only with outside investors, but sadly with local property owners as well. One example of such a property owner is the person who has put forth the application which was in the June 15th agenda under consent item 3.2 - 84-86 St. George Street and 175-197 Ann Street. In addition to the properties mentioned in the application, this applicant also owns the number of buildings along John Street. All of which he focuses on renting to college and university students. I have a family member who has been a long-term tenant for a number of years now, during which time she has watched as he raises the rental prices with each new set of students. He is very tardy and negligent in terms of maintenance and repair and has been overheard saying things like "they are only students no need to rush."

During a recent conversation between the property owner and my family member, the property owner mentioned his plans for the proposal before you today. He stated that he had "agreed" to rent 20 of the new units at affordable prices. When asked if he was explaining this as an offer for my family member to have first chance of a new unit at affordable price, he replied by pointing out that she currently has possibly one of the lowest rents in the area. He then explained that he plans to rent his market priced units starting at \$1700, and the 20 "affordable units" he will be starting at \$1300. These units are generally quite a bit smaller than an average single bedroom apartment making it impossible for students to share the accommodations as well as the cost. His reason for such excessively high rent is nothing more than "it's the downtown core, you want cheap rent, live outside the core".

The current average cost for a decent sized single bedroom unit in London starts at around \$1380, but as long as council refuses to set, and enforce standards that benefit the tax paying citizens but chooses to continue to focus on the cost to property owners so they will, "keep building here", property owners such as this will continue to push rental prices higher and higher while incomes remained stagnant.

If council wants to make accommodations for developers so they will continue to build here, they need to focus on the developers who want to develop large higher wage paying companies. Give them all the allowances they need. Hopefully, it will lead to better paying job opportunities. But please, the low-income citizens of London, who are currently struggling to keep a home and have their basic daily needs, are begging you to please get control of London's Rental Properties.

I have mentioned in a past council meeting that a study has shown many young adults, after completing their postsecondary educations at one of the many great colleges and universities here in London, are finding it too difficult to obtain high enough paying employment to be able to afford to live in London. Therefore, they're taking their newly acquired educations and skills and leaving London to find better paying employment and affordable housing costs elsewhere.

With that said, I hope I have manage to provide enough solid reasons to help you all fully understand why it is so important for council to start putting the needs of our citizens as your priority, over worrying about the cost to the greedy property owners, or even the initial administration costs to begin and enforce a rent safe program. Costs that will be offset once a program is up and running, provided London is accountable in enforcing the program on a daily basis.