

The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th floor
Toronto, Ontario M7A 2J3
By email: minister.mah@ontario.ca

Cc: Associate Minister [Vijay Thanigasalam](#), Deputy Minister Martha Greenberg, Director of Policy [Josef Filipowicz](#)

Re: Ontario needs a provincial nonprofit Housing Acquisition Fund now to save its dwindling affordable rental stock

Dear Minister Calandra,

On behalf of [\[INSERT ORGANIZATION NAME\]](#) we are writing to you to request that your government work alongside the nonprofit housing sector to develop a provincial housing acquisition fund to help mitigate Ontario's housing crisis.

[\[INSERT BOILERPLATE INFORMATION OF ORGANIZATION AND THEIR CONNECTION TO HOUSING\]](#)

Issue

Underpinning Ontario's housing affordability crisis is the fact that individuals and families with low to moderate incomes (earning \$58,300 or less) cannot afford to rent or own on the current housing continuum. According to the 2021 [Canadian Rental Housing Index](#), more than 1.7 million Ontarians rent, an increase of 10 per cent since 2016. Despite the rising demand for affordable rental housing in Ontario, the province's affordable rental housing stock is being lost to demolition and conversions into expensive condominiums, faster than new affordable options can be built. From 2016 to 2021, Ontario [lost 49,355 units](#) renting under \$750/month. Rental options are dwindling or becoming out of reach for many, across urban centers, smaller towns, and rural communities.

Nonprofit housing providers and advocates, like ourselves, are ready and eager to support¹ in helping the provincial government meet its housing goals by partnering to deliver non-market housing that is deeply affordable. Many nonprofits are already doing this by acquiring housing from the private sector to protect renters as well as affordable housing supply. However, they need access to adequate, timely and reliable sources of capital in order to do this more effectively.

Solution

We can accomplish this by establishing an Ontario Housing Acquisition Fund. Once established, the fund can also be leveraged for matching private sector and philanthropic funds. Similar programs have been executed or announced at the [federal](#), provincial ([B.C.](#), [Nova Scotia](#), and [Manitoba](#)), and [municipal](#) levels in Canada, as well as internationally in [Australia \(Victoria\)](#), [Slovakia](#), and the [United States](#).

¹ United Way GTA. "Bringing Affordable Housing Home: An action plan for housing stability in Ontario." *United Way GT*, Canada, United Way, Nov. 2023, www.unitedwaygt.org/wp-content/uploads/2023/11/BAHH_Action_Plan_Final.pdf.

Housing acquisition funds:

- Are a cost-effective method with a proven record of success in Canada as well as globally.
- Have a short turnaround time with acquisitions taking months rather than years.
- Are not subject to increasing construction costs and labour shortages.

We urge you to **develop an Ontario nonprofit Housing Acquisition fund to quickly increase deeply affordable housing stock, while protecting existing affordability for the future.** The Ontario fund could encourage the creation of complementary municipal acquisition programs, all working in-tandem to help solve Ontario's growing housing crisis.

[INSERT OPTIONAL: HOW IT WOULD HELP ORGANIZATION'S LOCAL COMMUNITY]

Opportunity

As your government prepares to submit a [2025-2028 Housing Action Plan](#) for the National Housing Strategy agreement at the same time as the housing crisis deepens in Ontario, a provincial nonprofit housing acquisition fund is an immediate and cost effective solution that Ontarians both need and deserve.

Inaction in filling this need for affordable housing will only worsen Ontario's housing affordability crisis in the coming years.

The nonprofit housing sector has a strong track record of building, acquiring, and protecting affordable housing to meet community needs. Now is the time - as political will, public support, and partners are aligned - for the province to make a housing acquisition fund a reality in Ontario.

Yours sincerely,

[INSERT ORGANIZATION NAME]