

2015 ONPHA Conference & Trade Show



Session #702: Making Friends with Developers

Nancy Singer, B.A., MES, OPPI
Executive Director, Kehilla Residential Programme

Ed Applebaum, B.Arch., Architect AAA, OAA, SAA, NLAA,
MRAIC, LEED AP
Vice-Chair, Kehilla Residential Programme
Principal, Montgomery Sisam Architects



Nancy Singer



Executive Director:
2000-Present

Design Motives

Principal Private
Development and
Planning Consultant:
1998-2000



CityHome
Housing Project
Manager: 1989-1997

Former City of North York

Energy Coordinator:
1980-1982



Energy Land-Use
and City Planner
1982-1988



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Ed Applebaum



Vice Chair: 2014-2015
Previous Chair of Building Boards, since 2005



Board Member

MontgomerySisam
ARCHITECTS INC.

Principal since 1999
30 years' experience as senior member



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RESIDENTIAL PROGRAMME

- Kehilla identifies and champions affordable housing initiatives responsive to the needs of the community, with a special emphasis on the Jewish Community
- Our mandate is fulfilled through education and awareness, project sponsorship, development consultation, research and management, and creativity!



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The “P” Word

Profit for the Private Sector

**Those living in Poverty for the
Non-Profit-Housing Sector**

**The two are not polar opposites:
they can be mutually supportive.**

**Partnerships with the private
sector ARE possible!**

Charlie Condominiums Downtown Toronto: King & Spadina

- Great Gulf received extra density through negotiation with City of Toronto in 2010
- In exchange, Kehilla was deeded 4 units
- In 2012, Vadim, a 26-year-old Russian immigrant and client of Jewish Immigration Aid Service (JIAS), moved from a basement apartment in the suburbs to a brand new condo studio unit in the Charlie near his work, paying much less in rent

Photo by Mehrdad Tavakolian / A Visual Mind / <https://500px.com/photo/102706197/charlie-condo-toronto-by-mehrdad-tavakolian-a-visual-mind->



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Kehilla's Rental Assistance Program



Buy food or pay the rent?



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Kehilla's Rental Assistance Program

- Started in 2011 to bridge the gap between market rental rates and affordable rent in the Community
- Provides up to \$300 in monthly stipends for those paying in excess of 35% of their gross income on rent
- Program is funded by 26 private developers and Kehilla is now able to assist 60 households, to be increased again shortly



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Kehilla's Rental Assistance Program Sponsors

The ask is an annual campaign of \$10,000.
The goal is to keep increasing the number of developers participating.



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sukkahville 2015 **INTERNATIONAL DESIGN EXHIBITION**
SEPTEMBER 25-26-27-2015
NATHAN PHILLIPS SQUARE • 100 GERRARD STREET WEST • TORONTO, ON
PRESENTED BY KEHILLA RESIDENTIAL PROGRAMME

- International Design Competition and Exhibition started in 2011
- Predominantly sponsored by private developers
- Purpose is to increase public awareness of the need for permanent affordable housing using the symbol of a Sukkah
- The Sukkah is a temporary structure built during the Jewish Fall Festival of *Sukkot*

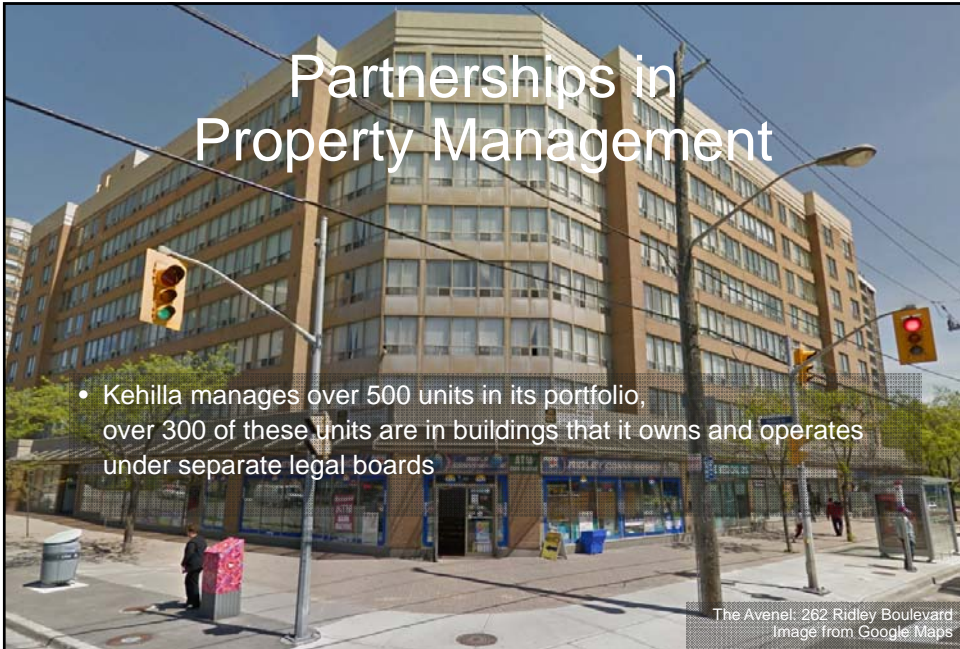
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**Professional Seminars:
Bagels to Bricks Symposiums**

- Kehilla has organized 7 symposiums/conferences to encourage partnerships with the private sector
- The most recent, held in 2013, was on Section 37 partnerships for affordable rental and ownership housing

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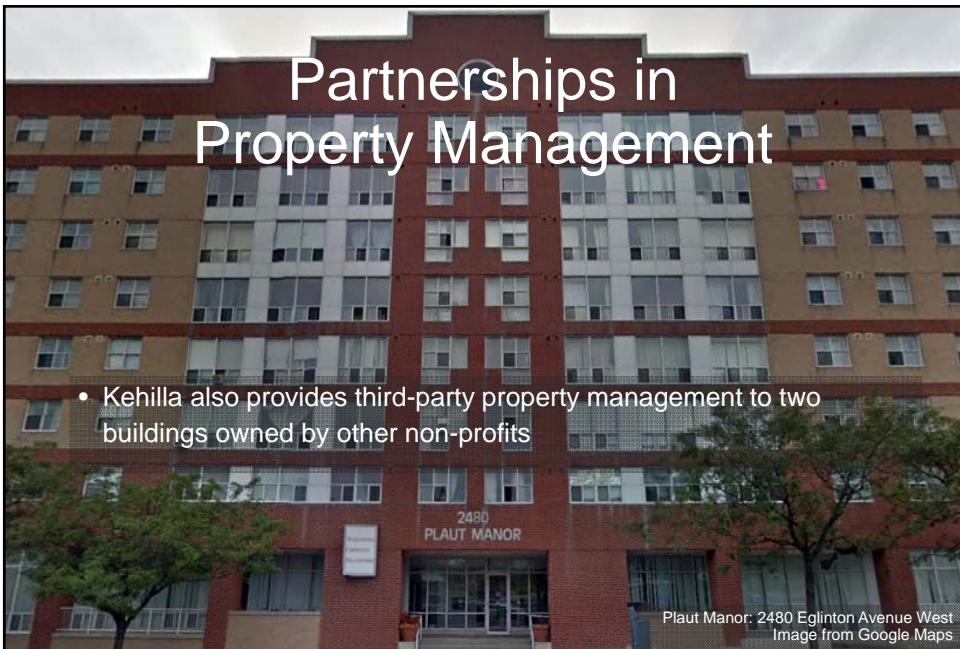


Partnerships in Property Management

- Kehilla manages over 500 units in its portfolio, over 300 of these units are in buildings that it owns and operates under separate legal boards

The Avenel: 262 Ridley Boulevard
Image from Google Maps

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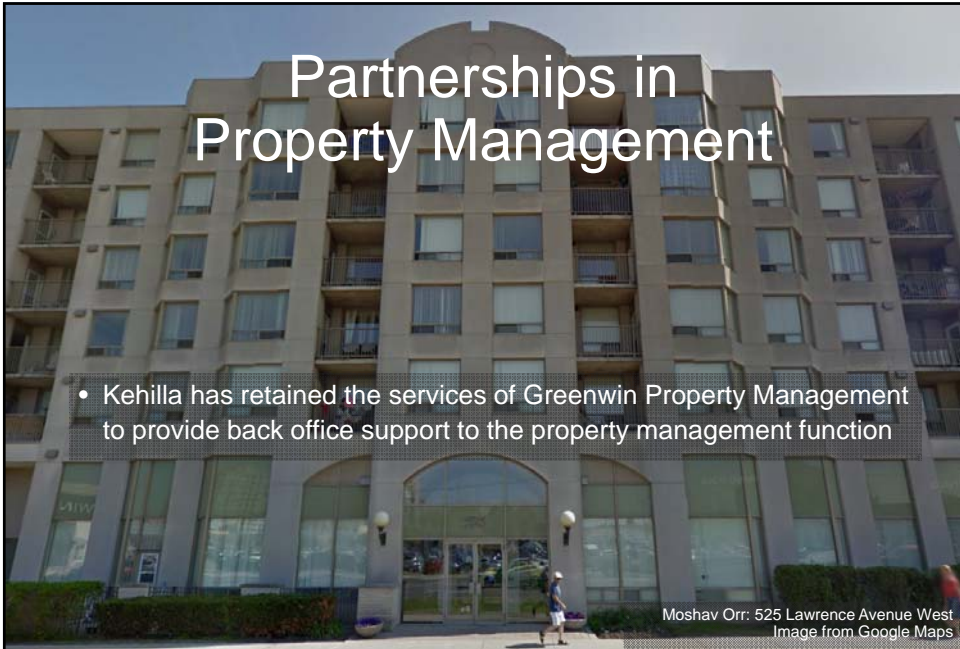
Partnerships in Property Management

- Kehilla also provides third-party property management to two buildings owned by other non-profits

2480
PLAUT MANOR

Plaut Manor: 2480 Eglinton Avenue West
Image from Google Maps

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Partnerships in Property Management

- Kehilla has retained the services of Greenwin Property Management to provide back office support to the property management function

Moshav Orr: 525 Lawrence Avenue West
Image from Google Maps

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Contact Us

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