

December 11, 2019

Attention: Review Committee

Re: CMHA Kelowna

I am pleased to offer this letter of support and partnership on behalf of the Canadian Mental Health Association, as they apply for federal funds through the Reaching Home strategy. Associated Property Management is a long time running, full service professional property management company that serves the Central Okanagan. Our team includes over seventeen property and strata managers.

APM has been in partnership with CMHA Kelowna since 2012, with the launch of their Scattered Sites program. Our partnership consists of a landlord/tenant agreement between APM and CMHA. CMHA signs on as the “tenant”, allowing us to be in receipt of rental payments and security deposits directly from CMHA. The “occupant” is selected by CMHA and enters into a Program Agreement with CMHA, which is an individualized plan of care/goals, part of which is subsidized rent to make the units affordable for low income individuals, often on permanent disability benefits. CMHA acts as a support to APM to support and needs that arise that are related to the occupant.

In 2016, CMHA began a Housing First program, and APM offered housing to their first Housing First participant. Members of the APM team attended CMHA’s community information session on Housing First in Kelowna, as well as participated in focus groups regarding the content of the session. We fully support the Housing First approach, and we are proud to be part of it in our community. However, housing such challenging tenants is not easy, and it takes a village to keep them housed. The responsiveness of CMHA to tenant issues, as well as the financial risk management (rent security deposits, vacancy loss and maintenance) that the partnership provides, is what makes this partnership positive and sustainable.

I have full confidence that CMHA will be able to deliver on all aspects of their proposal, and I look forward to future opportunities to continue to work alongside them.

Thank you for the opportunity to offer my support for this funding proposal, and if you have any questions please do not hesitate to contact me.

Sincerely,

James Rayburn
Property Manager
Associated Property Management.