



**AFFORDABLE HOUSING COMMITTEE
DECISION DOCUMENT
MEETING 1**

Date of Meeting: Wednesday, January 18, 2006 **Enquiry:** Yvonne Davies
Time: 9:30 a.m. **Committee Administrator**
Location: Council Chambers **416-392-7039**
City Hall **ydavies@toronto.ca**
100 Queen Street West
Toronto, Ontario

The Decision Document is for preliminary reference purposes only. Please refer to the Committee's transmittal letters to Standing Committees or to the minutes for the official record.

How to Read the Decision Document:

- *recommendations of the Committee to a standing committee are in bold type after the item heading;*
- *action taken by the Committee on its own authority does not require approval – it is reported for information, and is listed in the decision document in bold type under the heading “Action taken by the Committee”; and*
- *Declarations of Interest, if any, appear at the end of an item.*

Minutes Confirmed – November 10, 2005

Communications/Reports:

1. 2006 Action Plan for Affordable Housing Development

Action taken by the Committee:

The Affordable Housing Committee:

- (A) **recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report (January 9, 2006) from Sue Corke, Deputy City Manager, as amended, by:**

(i) amending Recommendation 4(c) to include homeless youth and youth leaving the care of child welfare;

(ii) striking out Recommendation 11(b) and replacing it with the following new 11(b):

“in the preparation of a redevelopment plan for 60 Richmond Street East, and in an effort to maximize the goal of resident involvement and meeting the needs of low-income downtown workers, particularly hotel workers, that Toronto Community Housing Corporation be directed to pursue a development partnership with a community based non-profit or co-operative housing provider and that the Deputy City Manager report back to the Affordable Housing Committee on the results of this effort in her implementation report;”;

(iii) adding the following additional recommendations and renumbering Recommendation (12) accordingly:

“(12) the Chief Planner, in conjunction with the Chief Building Official, Deputy City Manager of Municipal Licensing and Standards, and the Medical Officer of Health report on regulations pertaining to maximum occupancy and any other relevant matters for rooming houses situated in areas that are zoned residential, to the Affordable Housing Committee and the Planning and Transportation Committee;

(13) the Deputy City Manager ask to address the Toronto Community Housing Corporation Board on steps taken by the City on Affordable Housing;”;

(B) requested Sue Corke, Deputy City Manager to:

(1) further examine the following properties:

**149 River Street; and
405 Sherbourne Street;**

and report back to the Affordable Housing Committee, when appropriate, on how to address the encumbrances on these sites;

(2) submit a status report to the Affordable Housing Committee on 40 Oak Street;

(3) report back to the Affordable Housing Committee on a longer-term Housing Advocacy Strategy that would involve staff/elected officials and community stakeholders; and

- (C) referred the following motion by Councillor Palacio to the Community Services Committee for consideration:

“That the Affordable Housing Office staff be requested to report back on a strategy to maintain Toronto Community Housing Corporation (TCHC) buildings in a state of good repair.”

Report (January 9, 2006) from Sue Corke, Deputy City Manager, setting out a proposed framework for affordable housing development in 2006, with resources, priorities, and timing to guide the City in its annual objective of 1,000 homes. This will be supported by a combination of federal-provincial resources under the Affordable Housing Program (AHP), City resources, and federal resources under the Supporting Communities Partnership Initiative (SCPI). This report fulfills Council’s requirements for a year-end action plan and for submission to Council of RFP criteria, as well a “Housing Delivery Plan” for the Ministry of Municipal Affairs and Housing.

Recommendations:

It is recommended that:

- (1) in order to achieve Council’s annual target of 1,000 affordable rental homes, the following priorities for affordable housing development be approved, as set out in more detail in this report and the Housing Delivery Plan attached to this report;
 - (a) to serve people on the waiting list and others in high need, with rents as affordable as possible for the long term, in mixed-income projects within available resources;
 - (b) to support a mixed-sector approach including non-profit, co-operative, and private-sector proponents and Toronto Community Housing Corporation (TCHC), and partnerships among these;
 - (c) to support TCHC in achieving its housing development and redevelopment goals for the City;
 - (d) to help meet affordable housing needs across all areas of the city;
 - (e) to make best use of City-owned sites and resources;
 - (f) to select proposals through an open and transparent process, with expert internal and external review;
- (2) the 1,000 units be achieved through a mix of 800 or more homes under the Affordable Housing Program (AHP), approximately 100 homes under the Supporting Communities Partnership Initiative (SCPI), and 100 or more through other opportunities;

- (3) 800 or more homes under the AHP for 2006 be allocated approximately as follows:
 - (a) 25 percent for private, non-profit and co-operative sector use on City sites;
 - (b) 50 percent for private, non-profit and co-operative sector use on other sites;
 - (c) 25 percent to TCHC;
- (4) the goals and targets above be implemented in the following ways:
 - (a) the City will use federal and provincial funds through the Affordable Housing Program (AHP) and the Supporting Communities Partnership Initiative (SCPI);
 - (b) City resources will be provided under existing Council policies by way of loans or grants from the Capital Revolving Fund for Affordable Housing (including some designated funds from section 37 contributions) and the Mayor's Homeless Initiative Reserve Fund; designated City-owned sites; exemptions from property taxes; exemptions from fees and charges; and, to the extent available in future, rent supplement;
 - (c) proposal selection will achieve income mix, with a target of at least 25 percent of homes at low rents affordable to the waiting list, plus 25 percent earmarked for future rent supplement, and with a suitable mix of unit sizes for families, singles and seniors;
 - (d) 168 units will be targeted for people needing housing with mental health supports and 117 with domestic violence supports, reflecting provincial allocations;
 - (e) eligible types of development will include new construction, conversion of non-residential properties, additions to existing projects, acquisition of rental buildings to achieve low rents, and the provision of some units as affordable rental housing within a larger development;
 - (f) TCHC units will be allocated separately from the City's RFP process, with a condition of competitive TCHC selection of builders/developers, and TCHC will not be eligible to for more units as a primary proponent under the RFP;
 - (g) approved projects will be governed by agreements to the satisfaction of the Deputy City Manager or her designate and the City Solicitor, and of the provincial or federal government, to secure adherence to the conditions of funding and low rents for the long term;

- (5) Council approve the RFP criteria set out in Appendix “A” and summarized as follows, as the basis for screening and evaluating responses to the RFP or RFPs for affordable and transitional/supportive housing development:
 - (a) completeness of the proposal;
 - (b) qualifications and experience of the proponent in housing development, operation, and community engagement;
 - (c) financial plan, including value for money, and viability of developing the project and operating it over the long term;
 - (d) suitability of the management plan and (where applicable) availability of support services;
 - (e) merits of the project development plan and its ability to achieve planning approvals and move forward;
 - (f) meeting City priorities and AHP/SCPI program requirements (e.g. targeting, long-term affordable rents, suitable locations, nearby community facilities, Clean and Beautiful, Solid Waste 2010, Wet Weather Flow Management Master Plan, etc);
 - (g) acceptability of the community consultation and communications plan;
- (6) approximately half of the federal funding for Toronto under the one-year extension of the Supporting Communities Partnership Initiative (SCPI), to March 31, 2007, be allocated to support creation of transitional and supportive housing;
- (7) the Affordable Housing Office, in collaboration with Purchasing and Materials Management and other relevant divisions, issue one or more Requests for Proposals (RFPs) for affordable housing development and transitional/supportive housing development, and report back in 2006 with recommended project selections;
- (8) the Housing Delivery Plan attached as Appendix “B” be approved for purposes of City activity under AHP, and be transmitted by Deputy City Manager Sue Corke to the Ministry of Municipal Affairs and Housing;
- (9) Deputy City Manager Sue Corke or her designate implement a “affordable housing local opportunities strategy” as described in Appendix “D”, including:
 - (a) continuing to request through a regular process City Councillors, community and housing stakeholders to identify potential affordable housing sites in each ward, and consulting with Councillors on next steps;
 - (b) providing information on such sites to community members and housing stakeholders within an open and transparent process;

- (10) to ensure optimum use of remaining available funding from the Pilot Project Component of the Affordable Housing Program, Deputy City Manager Sue Corke or her designate be authorized to enter into negotiations with the Province of Ontario for use of such funds, and to enter into agreements with the Province and/or project proponents in a form satisfactory to her and to the City Solicitor, and report back to the Affordable Housing Committee on this;
- (11) in regard to the City-owned property at 60 Richmond Street East,
 - (a) this property be made available at nominal cost to TCHC for the purposes of being developed for off-site housing to support the redevelopment of Regent Park, in accordance with the process governing land transactions between the City and TCHC and the City's real estate disposal process;
 - (b) Deputy City Manager Sue Corke report back to an upcoming meeting of the Affordable Housing Committee on an implementation plan to give effect to this, including a relocation plan for the emergency shelter currently at this location;
 - (c) the General Manager of Shelter, Support and Housing Administration report to Community Services Committee on the status of the shelter at this location, and the plans for relocation to ensure that no service is lost; and
- (12) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

2. Redeployment of Existing Rent Supplement Units to New Affordable Housing Developments

Action taken by the Committee:

The Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report (January 5, 2006) from the General Manager, Shelter, Support and Housing Administration.

Report (January 5, 2006) from the General Manager, Shelter, Support and Housing Administration, advising Council on the strategy currently being used to redeploy existing rent supplement units to new affordable housing projects under development.

Recommendations:

It is recommended that:

- (1) Council urge the federal and provincial governments to provide long-term rent supplement funding for new projects receiving capital funding under the Canada-Ontario Affordable Housing Program;
- (2) this report be referred to the Policy and Finance Committee for its consideration; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

3. Project Management Protocol for Multi-Party Sites

Action taken by the Committee:

The Affordable Housing Committee received the report.

Report (December 29, 2005) from Sue Corke, Deputy City Manager, responding to a request from the Affordable Housing Committee that staff report on a clearly articulated protocol for multi-party sites, outlining the various responsibilities and who is responsible for overall communication with the community.

Recommendation:

It is recommended that this report be received for information.

4. Approval to Enter into Funding Agreements with the Ministry of Municipal Affairs and Housing to Secure Funding to Purchase 110 Edward Street for Affordable and Supportive Rental Housing and Endorsement of Selection Criteria and Project Selection Process for Three Procurement Calls

Action taken by the Committee:

The Affordable Housing Committee:

- (1) recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report (January 6, 2006) from Sue Corke, Deputy City Manager; and
- (2) following review of the Provincial Contribution Agreement and Administration Agreement received in draft form from the Province on January 16, 2006, requested the Deputy City Manager to report directly to the Policy and Finance Committee on any additional authorities, including but not limited to, securing the City's obligations and amendments to the report required in order to complete the funding transaction.

Report (January 6, 2006) from Sue Corke, Deputy City Manager, seeking approval to enter into funding agreements with the Ministry of Municipal Affairs and Housing in order to secure funding to purchase 110 Edward Street for affordable and supportive rental housing and to obtain approval for the selection criteria and project selection process for three procurement calls to select proponents to develop the property for affordable and supportive rental housing and mixed uses.

Recommendations:

It is recommended that:

- (1) authority be granted to enter into a Provincial Contribution Agreement for 110 Edward Street, with the Ministry of Municipal Affairs and Housing substantially on the terms and conditions as set out in Appendix A;
- (2) the Deputy City Manager for Affordable Housing Development, or her designate, be authorized and directed on behalf of the City to enter into the Provincial Contribution Agreement, a Municipal Housing Project Facility Agreement with the City and any other agreements and security documents deemed necessary, on terms and conditions satisfactory to the Deputy City Manager, or her designate, and in a form acceptable to the City Solicitor, in order to complete the funding transaction;
- (3) Council approve the screening and selection criteria and project selection process substantially as detailed in Appendix C, as the basis for evaluating responses to three procurement calls, to enable the development of 110 Edward Street for affordable and supportive rental housing and other uses;
 - (a) completeness of the proposal;
 - (b) qualifications and experience of the proponent in housing development, operation, and community engagement;
 - (c) financial plan, including value for money, and viability of developing the project and operating it over the long term;
 - (d) suitability of the management plan and (where applicable) availability of support services;
 - (e) merits of the project development plan and its ability to move forward;
 - (f) acceptability of the community consultation and communications plan;
 - (g) meeting City priorities and AHP and SCPI program requirements (such as targeting, long-term affordable rents, etc.); and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

5. 76 Wychwood Avenue, Affordable Housing Component of the Wychwood Green/Arts Barn Project (Ward 21 – St. Paul’s)

Action taken by the Committee:

The Affordable Housing Committee recommended to the Policy and Finance Committee that Council adopt the staff recommendations in the Recommendations Section of the report (December 29, 2005) from Sue Corke, Deputy City Manager.

Report (December 29, 2005) from Sue Corke, Deputy City Manager, recommending approval of municipal funding and property tax exemptions to support the development of 26 units of affordable rental housing as a component of the Wychwood Green/Arts Barn Project.

Recommendations:

It is recommended that;

- (1) Council approve a grant of up to \$350,000 to Toronto Artscape Inc and/or Artscape Non-Profit Homes from the City’s Capital Revolving Fund for Affordable Housing for the purpose of securing approximately 26 units of affordable rental housing on a portion of the property municipally known as 76 Wychwood Avenue (Ward 21) (the “Project”), such grant being in the interest of the municipality;
- (2) authority be granted to negotiate and enter into a municipal housing project facility agreement in respect of the Project, and any other agreements and security documents deemed necessary to implement and maintain the Project, on terms and conditions satisfactory to the Deputy City Manager and in a form acceptable to the City Solicitor;
- (3) authority be granted for exempting the Project from taxation for municipal and school purposes for the term of the lease with the City and the municipal housing project facility agreement; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction to Council of any necessary bills, and the use in any required agreements, bills or by-laws of newly assigned municipal addresses for any component of the Project.

6. Update on the Status of the Housing Allowance Component of the Canada-Ontario Affordable Housing Program

Action taken by the Committee:

The Affordable Housing Committee received the report.

Report (January 13, 2006) from General Manager, Shelter, Support and Housing Administration advising Council on the status of the Housing Allowance component of the Canada-Ontario Affordable Housing Program (the "Housing Allowance Program").

Recommendation:

It is recommended that this report be received for information.

7. Aboriginal Community as Program Delivery Agent for government funding for the Affordable Housing Program

Action taken by the Committee:

The Affordable Housing Committee referred the communication (January 12, 2006) from the Community Services Committee to Sue Corke, Deputy City Manager, with a request that she review the submissions of the speakers, the results of the affordable housing consultation on December 14, 2005, and the resolution of the Aboriginal Affairs Committee, and report as soon as possible to the Affordable Housing Committee and/or the Policy and Finance Committee, on a recommended strategy to provide additional affordable housing to meet the urgent needs of aboriginal residents of Toronto.

Communication (January 12, 2006) from the Community Services Committee referring the communication (December 13, 2005) from the Chair, Aboriginal Affairs Committee, to the Affordable Housing Committee for consideration at its next meeting, wherein it is recommended that the Aboriginal community be empowered to be the program delivery agent for direct Federal and Provincial operational and capital funding towards solving the problems of homelessness, lack of affordable, transitional and supporting housing, and shelter beds for the Aboriginal community of Toronto.