

Consolidated Clause in Policy and Finance Committee Report 1, which was considered by City Council on January 31, February 1 and 2, 2006.

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2006 Action Plan for Affordable Housing Development

City Council on January 31, February 1 and 2, 2006, adopted this Clause without amendment.

The Policy and Finance Committee recommends that Council adopt the recommendations of the Affordable Housing Committee contained in the communication (January 19, 2006) from the Affordable Housing Committee.

Action taken by the Committee:

The Policy and Finance Committee requested the Affordable Housing Office to report to the Policy and Finance Committee, through the Affordable Housing Committee, on further opportunities for public input.

The Policy and Finance Committee submits the communication (January 19, 2006) from the Affordable Housing Committee:

Recommendations:

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 9, 2006) from Sue Corke, Deputy City Manager, subject to:

- (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):

“(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;”;

so that the recommendations now read as follows:

“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 per cent 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, homeless youth and youth leaving the care of child welfare;
 - (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 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) 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;
 - (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 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;”;
and
- (14) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”

Action taken by the Committee:

The Affordable Housing Committee:

- (A) 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
- (B) 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.”

Background:

The Affordable Housing Committee on January 18, 2006, considered a 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 as “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 per cent 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 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.

Sue Corke, Deputy City Manager, gave a PowerPoint presentation, titled “2006 Action Plan for Affordable Housing Development”.

The following persons addressed the Affordable Housing Committee:

- Phil Nazar, Rooming House Working Group;
- John Deacon, Board Member, Toronto Christian Resource Centre, and filed a written submission;
- Barbara Hurd, Kensington Bellwoods C.I.S., Member, Housing Action Now (HAN), and filed a written submission;
- Paul Dowling, Project Manager, HomeComing Community Choice Coalition, and filed a written submission;
- Mike O’Gorman, President, Circle of Life Homes Inc., and filed a written submission;
- Eunice Grayson, The Learning Enrichment Foundation;
- William F. Sheehan;
- Penny Lamy, Executive Director, Furniture Bank; Kevin Weiss, Larkin Architect Ltd.; and Richard K. Alphonso, Volunteer, Furniture Bank;
- Nicholas Volk, Member, Board of Directors, At Home in East York Non-Profit Housing Corporation, and filed a written submission;
- Elizabeth Anacleto, Vice President, Homefree Non-Profit Housing Corporation, and filed a written submission; and
- Dennis Stark, Vice President, New Frontiers Aboriginal Residential Corporation.

(Report dated January 9, 2006) from Sue Corke, Deputy City Manager,
addressed to the Affordable Housing Committee)

Purpose:

This report sets 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.

Financial Implications and Impact Statement:

This report has no immediate financial implications. Project selections and related expenditures will be through specific reporting to City Council once an RFP has been conducted. The City affordable housing incentives identified in this report are authorized under existing Council

policies and have no capital or operating budget impact in 2006 beyond what has already been previously approved by Council.

The housing program activity discussed in this report will be governed by a Provincial-City Administration Agreement, on which staff will report further once information is available. Any capital and operating budget impacts will be funded from a combination of Provincial/Federal revenues, SCPI and City Reserves for 2007 onward, and will be identified and reported to Council before a commitment is incurred including any other indirect financial implications

The Deputy City Manager and Chief Financial Officer has reviewed this report and concurs with the financial impact statement.

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;
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- (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 per cent 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 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 an “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.

Background:

This report first deals with today's affordable housing context (Background). It then sets out an approach for moving ahead with the Affordable Housing Program (Comments, section 1), followed by brief sections on Remaining AHP "Pilot" Issues (section 2) and on transitional/supportive housing under the Supporting Communities Partnership Initiative (s. 3).

Important aspects of today's affordable housing context include (1) a new priority for affordable housing, (2) a new way to achieve affordable rents, (3) other activities of the Affordable Housing Office, (4) TCHC development, (5) affordable home-ownership, (6) working with Councillors on sites and other opportunities, and (7) stakeholder input in a recent consultation.

(1) A new Priority for Affordable Housing

Toronto is poised for a new partnership to create affordable housing in 2006 onward. In adopting the Streets into Homes report in January 2005, Council adopted achievable targets of 1,000 affordable homes a year ("From the Streets into Homes: A Strategy to Assist Homeless Person Find Permanent Housing"). With resources available under existing Council policies, and with new federal and provincial resources under the Affordable Housing Program (AHP), and the Supporting Communities Partnership Initiative (SCPI), we can now move forward.

This new approach builds on Council's recent decisions on housing, and on new federal-provincial resources. The City will work with non-profit and private-sector housing stakeholders to put in place a variety of affordable housing. This report sets out a framework for that activity, with clear priorities and a message that the City is "open for business" on affordable housing.

Affordable and secure housing is a foundation for family and individual life, and for an inclusive community. It has helped make Toronto one of the world's most liveable big cities. Affordable housing is a better and more cost-effective alternative to emergency shelters and homelessness.

Council has confirmed the importance of these matters through recent decisions, including:

- (i) Creating an Affordable Housing Committee to give political leadership and co-ordinate recommendations to Council;
- (ii) Creating an Affordable Housing Office (AHO) with a mandate to expedite housing development and develop a new policy framework and interdivisional collaboration; and
- (iii) Approving City participation in the Affordable Housing Program.

New federal-provincial AHP resources include \$78.75 million in “Wave 1” capital funding for 1,125 homes over the next two to three years, announced on August 31, 2005. Additional (smaller) allocations are expected in Wave 2, likely in 2007.

The province also announced housing allowance allocations, which are being implemented by TCHC in collaboration with the Shelter Support and Housing Administration Division. Housing allowances are not part of housing development and are not dealt with in this report.

The City is awaiting a federal decision, after the election, on \$1.6 billion designated for affordable housing in the 2005 federal budget. Council at its meeting of October 26-31, 2005 identified priorities for these funds to be affordable housing in City-building initiatives, urban Aboriginal housing, and replacement homes in Regent Park and other social housing.

The federal government has also announced a one-year extension of funding under the Supporting Communities Partnership Initiative (SCPI). A report to the Community Services Committee meeting of January 12th, 2006 will provide some information on the extension of SCPI. This report deals with implications of SCPI for affordable housing development in 2006.

(2) A New Approach to Achieving Affordable Rents:

Achieving truly affordable rents has been a major concern of the City, proponents and advocates. The main objective is to house people from the waiting list, in mixed-income buildings. Capital funding under the New AHP is like buying a home with a large down-payment: it enables projects to be carried with small mortgages. This makes them financially viable at low rents.

The New AHP is a welcome improvement on the AHP Pilot as shown in Table 1:

Table 1 – Comparison of “Pilot” AHP and New AHP

| Area of Improvement | “Pilot” AHP (2003-2004) | New AHP (2005 Onward) |
|------------------------------------|--|---|
| More federal-provincial funding | \$29,000/unit (\$25,000 federal + \$2,000 provincial, later \$4,000) | Average \$70,000 per unit (City can vary this among projects). |
| Less reliance on municipal funding | City required to provide \$23,000/unit (City + initial provincial = federal) | City funding is an enhancement to achieve lower rents or more units |
| More types of development eligible | New homes only, through construction or conversion | Also acquisition, rental rehabilitation, social housing repair, second suites |
| Better mortgage insurance rules | Conventional mortgage insurance, therefore stringent mortgage lending | New CMHC rules specifically for affordable housing: easier borrowing |

| | | |
|---------------------------------------|-----------------------------------|---|
| More Units in Toronto | Final allocation about 1300 units | 1,125 units (Wave 1) + Wave 2 later |
| Lower rent levels | Average market rent | Program encourages units that achieve 80% of average market rent |
| Clearer targeting | No targeting | Must serve waiting list, other priorities |
| Helping special needs | No special-needs targeting | 25% of units are for mental health and victims of domestic violence |
| Funding for affordable home-ownership | Ad hoc small initiative | Loans for 5,000 new buyers province-wide (Toronto share to be determined) |
| Funding for rental assistance | No rental assistance for tenants | 5,000 housing allowances (1800 in Toronto) to help tenants for five years |

Achieving lower-than-average rent will enable mixed-income projects, with some homes at average rent and some at a low rent affordable to the waiting list. To illustrate: an average one-bedroom rent is \$889 monthly; 80 percent of this is \$711. Achieving an average monthly rent of \$711 will permit 65 percent of the homes to be rented at average market rent (around \$889 but not higher) and 35 percent at \$400 – which the average household on the waiting list can afford. Rents can be expected to vary from one project to another and for different resident groups. Rent supplement is discussed below.

(3) Other Activities of the Affordable Housing Office:

The affordable housing development described in this report is the centerpiece of current activities at the AHO. Other priorities include:

- (i) supporting the Affordable Housing Committee, chaired by Councillor Mammoliti;
- (ii) inter-divisional expediting of affordable housing, including a new Affordable Housing Interdivisional Committee chaired by the Director, Affordable Housing Development;
- (iii) working with Facilities and Real Estate Division and Council members to identify potential affordable housing sites;
- (iv) pre-development work (environmental, feasibility, etc.) on sites identified for housing;
- (iv) initiating work on a municipal housing statement/strategy, in collaboration with the City Planning Division and other divisions;
- (v) overseeing Council-approved projects as they move toward construction and occupancy;
- (vi) facilitating TCHC development activity in Regent Park and elsewhere;
- (vii) working in partnership with stakeholders in support of new affordable housing initiatives;

(viii) advocacy to the federal and provincial governments (with the City Manager's Office).

(4) TCHC Development:

Toronto Community Housing Corporation was established by the City to provide publicly-owned affordable housing for households with low and moderate incomes. This includes managing and renewing the asset. TCHC has recently submitted its annual Community Management Plan, which includes a range of development activities, such as:

- (i) replacing 2000 existing rent geared-to-income (RGI) homes in Regent Park;
- (ii) developing more affordable housing, using non-TCHC funding and some TCHC equity;
- (iii) acting as the City's developer for the City-owned sites in the Railway lands;
- (iv) developing some affordable ownership housing.
- (v) developing the McCord site in the West Don Lands under agreements with other parties;

TCHC has effectively participated in the City's affordable housing development over the past five years. AHP will support TCHC development activities, along with those of other parties.

(5) Affordable Home-Ownership:

Affordable home-ownership will be a significant component of the New AHP, with some \$30 million to be available province-wide. The City is expected to have the lead in selecting projects and administering funding. Under the AHP Pilot, the province had this role for home-ownership; it funded one development in Scarborough (Home Ownership Alternatives / Options for Homes) and is expected to soon announce another in the Lakeshore district of Etobicoke.

Affordable home-ownership is emerging as a City priority, reflected in the several sites made available to Habitat for Humanity, the affordable home-ownership component of the Regent Park redevelopment, and the "Policy Approach and Assessment Framework" developed for assessing other proposals (Policy and Finance Committee, Report 5, Clause 3, 2004).

Deputy City Manager Sue Corke will report further on the home-ownership component of the New AHP, once more information is available from the province.

(6) Working with City Councillors to Identify Affordable Housing Opportunities

Over the past five years, 29 of the 44 wards have seen new affordable housing development. City Council, in approving the Streets to Homes strategy in 2005 (Clause 1, Report 2 of the Policy and Finance Committee), requested various follow-up actions by staff, including:

"as part of the housing plan, to canvass all Councillors to determine what lands or facilities may be available in their Wards towards the development of the 1,000 affordable and transitional housing units and that this be reported to the April 2005 meeting of Community Services Committee"

The Affordable Housing Office is following up through a “local opportunities strategy”, described in appendix “D”. This will assist in creating affordable housing in all areas of the city, promote an “open for business” approach, ensure that all opportunities are identified, and contribute toward community integration of affordable housing. It will engage Councillors, local communities, and housing stakeholders. The outcomes of this activity extend beyond the 2006 timeframe for this report.

Councillors are well positioned to know of potential affordable housing opportunities in their wards. These may be within existing rental housing, in new developments, on vacant land and derelict sites, or potentially affordable units within a larger development.

Activity was undertaken on this process in 2005. The General Manager of Shelter, Support and Housing Administration corresponded with each Councillor (April 25, 2005), requesting identification of potential sites.

A total of 25 of 44 Councillors responded to the survey. 20 of these City Councillors identified a potential of 48 sites in their wards. An analysis of these sites found that 9 are on currently owned city property, while the remaining 39 are on privately owned lands. Some 27 of the identified opportunities are located in three city wards.

The Affordable Housing Office, with the Facilities and Real Estate Division and City Planning, is undertaking a review of the sites for overall viability for affordable housing, current and future uses, ownership of the site, and potential development timelines. Where a site shows a good potential for affordable housing, AHO staff are following up with that Councillor to discuss possible next steps.

Whether the sites identified by Councillors are ultimately developed into affordable housing will depend on various factors. There is the question whether the site can be secured for affordable housing (under private or City ownership). There would need to be interest on the part of a non-profit/co-op or private sector proponent in developing the site as affordable housing. The proposal for the site would need to be successful in securing any needed affordable housing program assistance in a competitive process with other proposals. Any required planning approvals would need to be obtained.

Next steps are identified and recommended in this report. The AHO will be contacting Councillors again, in some cases to identify sites and in other cases to discuss next steps on sites identified. Suggestions from the community will also be sought. Interdivisional review of sites identified will continue. The AHO will establish a process to communicate with community members and housing stakeholders about such opportunities, to maximize readiness to respond to an affordable housing RFP and/or to identify opportunities for the future, while maintaining a fair and transparent process. The success of this strategy will depend on the joint efforts of Councillors the AHO.

(7) What We Heard in Our Stakeholder Consultation

The City held a consultation with key invited stakeholders on December 14, 2005, to obtain public input to this action plan. There was strong participation, with some 50 people from the

Board of Trade, Ontario Non-Profit Housing Association, Greater Toronto Home Builders' Association, Greater Toronto Apartment Association, Co-operative Housing Federation of Toronto, Aboriginal organizations, and others. Federal and provincial staff also attended.

Councillor Mammoliti, chair of the Affordable Housing Committee, opened the consultation by describing the city's new approach, which is an open door approach with a desire to work with various partners in the new opportunities now before us. These themes were likewise set out in a consultation paper sent out in advance, which also posed some questions for consideration.

In an open session non-profit, co-operative and private-sector participants voiced their interest in developing new affordable housing. Questions were posed and comments made about the adequacy of funding. People identified the need for housing in all parts of the city. Aboriginal representatives spoke of the needs in their community. There was agreement that the housing allowance program should be changed to assist tenants where they already live ("in situ").

Small-group sessions discussed what the city should consider in approving rental housing proposals, and how the city could work more effectively with stakeholders. Resulting comments addressed a full range of issues, including these:

- (i) new affordable housing should serve people on the housing waiting list;
- (ii) there should be mixed residents and mixed incomes with a ranges of rent levels;
- (iii) the City should help meet Aboriginal housing needs;
- (iv) the City should use a transparent RFP process to select proposals;
- (v) the non-profit/co-op and private sectors should be able to participate;
- (vi) proponents should address community relations in their proposals;
- (vii) proposals should be spread across the city, and be near amenities and services;
- (viii) speed of project completion should be a criterion in selecting proposals;
- (ix) proposals should promote energy efficiency and other City objectives;
- (x) the City should streamline approval processes and reduce bottlenecks, and be proactive in supporting approved projects;
- (xi) the City should ensure ongoing stakeholder engagement to achieve the best outcomes.

The AHO has also reviewed housing advocates' deputations in July 2005 at the time Council considered establishment of the Affordable Housing Committee and AHO, in particular Housing Action Now and the Toronto Disaster Relief Committee. Prominent among their proposals were the need to achieve rents that are truly affordable, achieve larger numbers of affordable homes, and expedite and facilitate affordable housing proposals that meet community opposition.

These comments and others were considered in developing the Action plan for 2006. The City, through its AHO, will also host further stakeholder meetings in 2006.

Comments:

- (1) Moving Ahead with the Affordable Housing Program (AHP)

The City will take a mixed-sector, mixed-income approach serving a mix of residents. Affordable rental homes will be developed by private firms, non-profit and co-operative

agencies, and TCHC. The process will be managed by the City's AHO, within a provincial and Council-approved framework. Resources will come from the federal, provincial, and City governments, with some contributions from proponents.

(a) Federal-Provincial Funding

Federal-provincial funding allocations under AHP were announced on August 31, 2005. This consists of \$78.75 million for at least 1,125 homes. These include the units already approved by Council for projects at 110 Edward St. and 76 Wychwood Ave. The federal portion (approximately \$30 million) will flow as capital contributions during project development, while the provincial portion will flow monthly over 20 years.

For the supportive housing portion of these homes (168 homes for people with mental illness and 117 homes for victims of domestic violence), funding for support staff will be made available to the proponent/operating agency through, respectively, the Ministry of Health and Long Term Care and the Ministry of Community and Social Services.

Funding for transitional and supportive housing under the federal one-year extension of SCPI is still being clarified. The amount to be allocated for Toronto needs to be confirmed, along with whether any new criteria may apply. The proposed direction is to extend the priorities set by Council in the SCPI Community Plan approved by Council in 2003. If Toronto receives a share of nation-wide funding similar to its 2000-2006 share, the one-year amount would be approximately \$14 million. This suggests potentially \$6 to \$7 million for development of transitional and supportive housing, all of which must be expended by March 31, 2007.

(b) City Resources

The following City resources will also be made available (details in Appendix "B").

- (i) Sites: Potential sites are identified through the interdivisional Property Management Committee, under the Council-approved Housing First Policy, and sometimes by Councillors or through other processes. Two Sites have been recently been approved by Council: 110 Edward St. and 76 Wychwood Ave. The site at 60 Richmond St. is discussed below. Following Council direction, affordable housing options and feasibility are being explored for the Chester Village site purchased by the City for use as a shelter. AHO staff are currently reviewing the readiness of other potential sites, including 200 Madison Ave., 2 Bicknell Ave., and a site in the Scarborough Transportation Corridor. The combined sites could accommodate up to 300 homes, at a market value of up to \$6 million. It is likely that some but not all of them will be in the RFP. The ward Councillor is advised in advance when a site is to be in the RFP.
- (ii) Property tax exemptions: These will be provided for 20 years for all eligible units, under the existing Council policy (Housing Facility By-law).

- (iii) Capital loans or grants: These will be provided from the Capital Revolving Fund, and the Mayor's Homeless Initiative Reserve fund. Existing uncommitted balances in these funds are approximately \$7.3 million and \$1.6 million respectively, subject to year-end confirmation. Based on 800 units (AHP Wave 1, net of projects approved in 2005) to 1,500 units (one scenario for AHP Wave 1 and 2 plus SCPI), this would support City capital contributions of \$5,000 to \$9,000 per unit. Amounts will be confirmed by Deputy City Manager Sue Corke prior to issuance of an RFP. There will be no budget impact. The Capital Revolving Fund includes some funds designated for affordable housing in section 37 agreements under the Planning Act.
- (iv) Exemption from development charges, planning application fees, building permit fees, and parkland dedication, under existing City policy;

City-owned Property at 60 Richmond Street East:

Council requested a report from staff regarding identification of potential sites and the means to make them available for off-site housing to support the redevelopment of Regent Park. Members of the Toronto and East York Community Council noted a number of specific sites to be examined as possible sites for off-site RGI and social housing replacement, including 30 Regent St., 405 Sherbourne St., 149 River Street, 60 Richmond St. East, and 40 Oak St.

Staff from City Planning, Facilities and Real Estate and the AHO undertook a review of these sites and opportunities within Ward 28 for off-site housing development. All of the sites suggested are encumbered. For TCHC to use sites to satisfy requirements for replacement housing it would need the co-operation and consent of the current owners of the identified sites. TCHC would have to acquire the sites or enter into a partnership or contractual arrangement to develop the sites. Any resulting development proposal would be subject to applicable planning requirements and would require appropriate planning approvals. Of all the sites reviewed only 60 Richmond Street East has the potential to be developed relatively quickly and is within the City's control to make available for development.

This report recommends that 60 Richmond Street East be made available at nominal cost to the Toronto Community Housing Corporation 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.

The Shelter, Support and Housing Administration Division has contracted with Dixon Hall to operate a shelter for close to seven years on this site. The facility provides 70 shelter spaces on a co-ed basis for men and women. As reported to Council recently, the co-ed shelter sector has the highest use with current 97 percent occupancy level. Relocating a shelter for co-ed adults can be a difficult and challenging process. An appropriate alternate plan and capital budget needs to be put in place for the shelter beds.

The General Manager of Shelter, Support and Housing Administration will provide notice to the shelter provider at this site of the plans to redevelop it, and will develop an appropriate plan with the shelter provider, AHO and TCHC to address resulting changes in shelter services.

Staff will allocate funds from the \$900,000 project development fund to be conveyed to TCHC for pre-development activities associated with the redevelopment of 60 Richmond Street East for affordable and/or social housing. The allocation will be determined upon review of a submission from TCHC outlining its predevelopment requirements.

The local Councillor has expressed a preference for co-operative housing to be developed on the site. The Councillor has been actively seeking the redevelopment of this site for some time and supports affordable housing at this location. The potential of a partnership between TCHC and a non-profit/co-operative should be explored.

An agreement with TCHC would be required. This should address moving as quickly as possible to develop the housing, having regard for the need to address the impact on the shelter system, actively explore a partnership with a non-profit and/or co-operative housing sponsor, provide a mix of housing types, and include 60 Richmond Street East as a site to be funded through Wave 1 of the New AHP.

Rent Supplement:

Rent supplement is an important tool in developing affordable housing. It is an ongoing monthly subsidy that covers the gap between market rent and what a low-income tenant can afford. Very little new rent supplement is available at this time, as explained in the accompanying report from the General Manager of Shelter, Support and Housing Administration (January 5, 2006) entitled *Redeployment of Existing Commercial Rent Supplements to New Affordable Housing Development*. Two main options exist, given that budget pressures prevent the funding of new rent supplement from within the social housing operating budget.

- (i) Federal-provincial rent supplement funds could be allocated. For example, some Strong Communities rent supplement was used in SCPI and Let's Build projects approved in 1999-2003. However, no such funding source is available at this time.
- (iii) Existing rent supplement funding could be transferred to new affordable housing projects. There are currently about 1,600 tenants assisted with "commercial" rent supplement in private-landlord buildings. Transfer of some of this funding to new affordable projects could happen only gradually, as tenants receiving rent supplement move or cease to need it. Turnover is about 40 units per year; while these units can be "banked" they are not sufficient for AHP.

AHP projects will be required to make available at least one-quarter of homes for rent supplement (in addition to the target for low rent homes achieved through capital subsidy). These rent supplement units can be taken up by the City at tenant turnover, at any point funding becomes available during the life of the City's agreement with the proponent – 20 years or more. (For "Pilot" AHP projects in 2003, the requirement was 25 percent, but without Low Rent units.)

As well as earmarking funds in this way, the City will continue advocating that the federal government re-invest its expiring housing subsidy dollars over the next several years, to support a full range of social housing needs: operating subsidies, capital, and rent supplement. The rent supplement report includes a recommendation on rent supplement for new affordable housing.

(c) Priorities under AHP

Proposed 2006 priorities for new affordable housing are as follows (details in Appendix “B”):

(A) Targeting and rent levels:

- (i) Priority will be given to households on the waiting list. The target will be at least one-quarter of homes at “low rent” affordable (below 80 percent of average market rent) and a further one-quarter to be available for rent supplement to achieve rent-geared-to-income (RGI). More low-rent homes will be achieved to the extent that resources permit. Achieving rent supplement will depend on availability of funding in future.

Targeting the waiting list will ensure that priority groups are served, including seniors, working poor, Aboriginals, people on social assistance, immigrants, and others.

- (ii) For low-rent and RGI homes, the mix of unit sizes and household types (families, singles, seniors) will broadly reflect the waiting list. Higher-income households are not eligible.
- (iii) 168 homes will be targeted for people needing housing with mental health supports and 117 with domestic violence supports, reflecting provincial allocations, in addition to targeted homes in the Strong Starts projects already approved.
- (iv) SCPI transitional/supportive housing will target people who are homeless or at risk of homelessness.

(B) Eligible types of development:

- (i) Eligible types of development will be new construction, conversion of non-residential properties, additions to existing projects, acquisition of rental buildings to achieve low rents, and providing some homes as affordable rental housing within a larger development. The latter is subject to the Council-approved restriction under the Housing Facility By-law, that sites registered or intended to be registered as condominiums are not eligible for funding. These development types include SROs (Single Room Occupancy) among other unit types and resident types, plus related conversions, but not repairs.
- (iii) The program will help meet affordable housing needs across the City as well as supporting city-building in special areas such as TCHC sites or the Waterfront;

(C) Eligible types of proponents:

The City will continue to support a mixed-sector approach to affordable housing. The community-based non-profit and co-op sector has been the mainstay of affordable housing development since the 1970s. The public sector, through TCHC, remains the largest player and the main provider of RGI homes. The private sector has demonstrated an ability to bring forward cost-effective proposals in the “Pilot” AHP.

This report proposes the following shares of development for approvals of AHP-funded homes in 2006 onward:

- 25 percent for private, non-profit and co-operative sector use on City sites;
- 50 percent for private, non-profit and co-operative sector use on other sites;
- 25 percent to TCHC.

For the 800 AHP Wave 1 homes expected to be approved in 2006, this will mean 200 on City sites, 200 for TCHC, and 400 on other sites. The final unit counts may be more than this, depending on Wave 2 and related provincial AHP allocation announcements in 2007.

Special requirements will apply to supportive housing proposals (see Appendix “A”).

(d) Roles under AHP

The City, proponents, and the federal and provincial governments all have a role in AHP, as shown in Table 2:

Table 2 – Roles in AHP

| | |
|---|---|
| <p>City of Toronto</p> <ul style="list-style-type: none"> - Sets local framework and priorities - Enters delivery agreement with Province - Receives administration fee from Province - Conducts RFP and selects projects proposals - Enters agreements with proponents - Provides land, funds, taxes/fees exemptions - Flows funding to proponents - Oversees proponents' progress in development - Responsible for approvals under <i>Planning Act</i> - Monitors compliance over 20 years or more - Accountable to Province for use of federal and provincial funds, and project compliance | <p>Federal Government (CMHC)</p> <ul style="list-style-type: none"> - Provides half of AHP funding - Agreement with Ontario – high-level framework - Mortgage insurance (for better mortgage terms) <hr/> <p>Provincial Government</p> <ul style="list-style-type: none"> - Establishes overall program framework, in consultation with AMO and Toronto - Flows provincial and federal funding to City - Leads project announcements with City/CMHC - Ontario Mortgage and Housing Partnership (planned), to facilitate mortgage financing - Accountable to CMHC for use of federal funds |
| <hr/> <p>Proponents (Non-profit/co-op, private-sector and TCHC)</p> <ul style="list-style-type: none"> - Proposes projects - Develops or acquires projects (or contracts with third party) - Operates project (or contracts with third party) - Ensures affordable rents and complies with all conditions of funding for 20 years or more <hr/> | |

(e) Project Selection Process and Timing

The City will implement a selection process that is fair, accessible, accountable and transparent. Proposal selection in 2006 onward (except TCHC, below) will be through a Request for Proposals (RFP) process in compliance with the Financial Control Bylaw and other city policies.

The RFP will be prepared by AHO staff in consultation with Legal Services, Purchasing and Materials Management, and other divisions. There will be ample time between the RFP issuance and closing to provide an adequate time for a proponent to prepare a complete submission for consideration and improve the opportunity for good proposals coming forward.

Upon RFP closing, the proposals will be vetted in five steps, with six categories of evaluation criteria. These are listed here and set out in detail in Appendix “A”. These will be set out and explained in the RFP.

Steps:

- (1) Screening for completeness and compliance with minimum eligibility criteria;
- (2) Review, analysis and rating in accordance with evaluation criteria set out and explained in the RFP, to be undertaken by a selection committee comprising staff from the AHO, City Planning and other divisions, along with an independent (external) financial analysis of each proposal;
- (3) Interview of shortlisted proponents;
- (4) Selection of a shortlist by the AHO, and review by external Affordable Housing Advisory Group convened by Deputy City Manager Sue Corke;
- (5) Selection recommended to the Affordable Housing Committee and Council.

Evaluation Criteria:

- (1) completeness of the proposal;
- (2) qualifications and experience of the proponent in housing development, operation, and community engagement;
- (3) financial plan, including value for money, and viability of developing the project and operating it over the long term;
- (4) suitability of the management plan and (where applicable) availability of support services;
- (5) merits of the project development plan and its ability to achieve planning approvals and move forward ;
- (6) 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, etc);
- (7) acceptability of the community consultation and communications plan.

The RFP will also solicit other opportunities for affordable housing that may not require AHP assistance. As well, the RFP will provide the City with the ability to choose projects to receive any additional AHP funding that may become available at a later time.

To ensure the fair application of City purchasing processes, the AHO will retain the services of a Fairness Commissioner or fairness consultant/monitor to provide input into the RFP design, as well as to monitor the evaluation and award processes for the 2006 RFP(s).

Once Council has approved funding for developments, proponents will need to proceed through normal planning application and approval processes. The City will work to ensure that proponents address the concerns of local communities and Council members, and that communities recognize the important role of affordable housing in building a healthy city. The City's responsibility in applications under the Planning Act is quite separate from its role in AHP, and approval in one does not pre-determine approval in the other. Proponents' rights to develop where zoning permits will be respected.

Units allocated to TCHC will be separate from the RFP process, and will be allocated directly to TCHC with the condition that TCHC select the development firms or contractors by an open, competitive, auditable process. Proponents under the City's RFP will remain eligible if they have TCHC as a development or operating partner.

(2) Remaining AHP "Pilot" Issues

(a) The Issues and How They Arose:

Under the AHP "Pilot Project Component" the province announced in April 2003, the City of Toronto received an allocation of 1000 units. Through a Request for Proposal process and other Council decisions these units were allocated to projects in nine wards.

In response to a request from the City to increased funding, in November 2004 the province agreed to provide funding for an additional 530 units with the stipulation that funding should be committed to projects meeting related conditions by March 31, 2006.

At its meeting of July 2005, Council approved Pilot Program funding to 6 projects totaling 531 units. These included 250 units for the 110 Edward Street project.

Meanwhile, in fall 2005, the province announced its Strong Start component of the New AHP Program and requested that the City apply under this for 110 Edward Street, which it did. The New AHP including Strong Start provides up to \$70,000.00 per unit, much more favourable than the \$29,000.00 under the Pilot AHP. In December 2005, the Minister informed the City that the Province had committed 300 units of Strong Start funding to 110 Edward Street. This has resulted in \$5.9 million (204 units) of unused Pilot Program funding.

The AHO now has three months to find projects for recommendation to Council that meet the Pilot Program requirements especially that of having a building permit by March 31, 2006. The AHO has reviewed options for the City's uncommitted \$5.9 million Pilot Program funding, bearing in mind the short timeline and the need to be fair and transparent in its selection process.

(b) Options considered:

Staff identified three options to optimize use of the pilot funds:

Option 1 (feasible) – Request Province to transfer remaining \$5.9 million AHP Pilot funds to Wave 1 of the new Affordable Housing Program.

Transferring the funds to the new program will enable the city to provide lower rents for more units, and avoid the alternative of running an RFP with two different sets of funding levels and targeting criteria. This is the preferred option from the City's perspective. Initial discussions with the Province are promising.

Option 2 – Allocate units to TCHC. (Feasible)

TCHC has indicated an interest in using some of the funding allocation for various affordable housing opportunities in Phase 1 of Regent Park. These include about 85 further RGI units dispersed throughout the Phase 1 site as well as opportunities for affordable ownership housing and possibly other rental housing. Further analysis is needed to determine with TCHC the appropriateness of these units for the pilot funds plus whether they could be developed within program timelines.

Option 3 – Allocate to 2003 proponents that were not successful (not Feasible)

In order to be satisfied whether any existing proposals could make use of the funding, AHO staff have reviewed the proposals from the 2003 RFP to see if they qualify.

Staff have concluded upon the review that the proposals that were not recommended for funding in 2003 had either failed to meet minimum eligibility requirements or did not score highly enough on the four proposal evaluation criteria to warrant recommendation to Council. Some projects, for example, were not cost effective, did not include comprehensive management plans, had unrealistic development plans or were judged to have poor quality architectural and urban design features.

Furthermore, the RFP for these submissions was issued in the summer of 2003, over two and one-half years ago. Construction costs, financing terms, real estate conditions, planning approval timetables and other conditions that apply to housing development projects have changed considerably in two and a half-years. Project budgets and development plans would need substantially change for the projects to be viable. The proposals would therefore need to be evaluated as new proposals.

Proponents who applied in 2003 and remain interested will be welcome to submit new proposals with updated project information under the 2006 RFP.

(c) Next Steps:

Deputy City Manager Sue Corke will pursue these options with provincial officials and proponents. This report recommends authority be delegated to the Deputy City Manager to undertake the necessary negotiations and to enter into the appropriate agreements.

(3) SCPI Transitional and Supportive Housing

The federal government has announced a one-year extension of its homelessness funding under the Supporting Communities Partnership Initiative (SCPI). Developing transitional and supportive housing has been among the largest priorities under SCPI. Transitional and supportive housing is for people who have been homeless or are at risk of homelessness. It supports the affordable housing objectives of the Streets into Homes framework by helping people off the street or out of shelters into housing with supports needed to keep that housing.

The one-year extension of SCPI has a March 31, 2007 deadline for all program funds to be spent. This date therefore becomes the deadline for project completion. This will limit viable developments to conversion projects or others that do not require land use approvals.

This will require an RFP to be issued early in 2006, to obtain Council approvals by about mid-year. This timing would permit proponents up to 9 months to carry out all development work.

The selection process and criteria will also apply as set out in Appendix "A".

Conclusions:

This report sets 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).

Proposals will be selected through one or more RFPs in a fair and transparent process, with 25 percent of units allocated to TCHC separately from the RFP. Projects will be recommended to Council in 2006.

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Appendix "A"

RFP Criteria and Project Selection Process For AHP and SCPI in 2006 Onward

(1) Selection Process

The City will implement a selection process that is fair, accessible, accountable and transparent. Following issuance of an RFP, the review and selection process will consist of five steps:

- (a) **Screening:** Each proposal will be initially screened for completeness and compliance with minimum eligibility criteria and Purchasing and Materials Management guidelines.

If a proposal does not include one of the mandatory requirements as outlined in the RFP, the proposal will not be eligible for further evaluation.

- (b) **Review and Analysis:** Proposals will be reviewed, analyzed and rated in accordance with evaluation criteria clearly explained in the RFP and set out below, to determine which proponents best meet the RFP requirements. The evaluation will be undertaken by a selection committee comprising staff from the Affordable Housing Office, City Planning and other divisions. A short list of high ranking proposals will be selected at the end of this stage to proceed to step 3. An independent (external) financial analysis will be carried out for each shortlisted proposal.
 - (c) **Interview:** Proposals on the short list will be invited to an interview with the Selection Committee, to assess and validate the contents of the proposal and probe any related issues. Based on this, the ranking from step 2 may be revised.
 - (d) **Selection:** Based on the preceding analysis, staff of the Affordable Housing Office will determine a preferred list of proposals. Recommendations will be taken to an external Affordable Housing Advisory Group convened by Deputy City Manager Sue Corke.
 - (e) **Council Decision:** The Affordable Housing Office will report to Council through the Affordable Housing Committee, and outlining the results of the RFP and the recommending developments for funding, with justification. Council will determine the final selection.
- (2) **Evaluation Criteria:**

The evaluation criteria are organized in six parts and will be clearly outlined and explained in the RFP:

- (a) **Proponent Qualifications:** This includes the experience and qualifications of the proponent to develop and manage housing, and the experience and qualifications of the development team.
- (b) **Financial Viability and Value for Money:** This includes the comprehensiveness and credibility of capital and operating budget projections for the project; proof of financing; cost-effectiveness in comparison with industry norms; and cost benefit analysis. A cost-benefit analysis using net present value would be part of this, assessing the affordability achieved in relation to the funding and other public assistance provided. This will also net out the affordability arising from any prior obligations of the proponent, for example arising from section 37 agreements. This is in accordance with the recommendations contained in the Auditor-General's report on parts of the Let's Build program, as approved by Council, December 5, 2005.
- (c) **Management and Support Services Plan:** This includes the suitability of targeting vis-à-vis City objectives in the RFP, and a management plan including staffing, operating cost projections, appropriateness of staffing plan for the target group, and sustainability for the long term. For supportive housing developments, this will include the track

record of the proponent in managing supportive housing, and confirmation of funding from the Ministry of Health and Long Term Care or the Ministry of Community and Social Services, or another funding body where applicable.

- (d) **Development Plan:** This includes the preliminary development plan for the site and project, and evidence that the development could proceed in a timely manner in accordance with RFP requirements. This would include documentation on site acquisition, land use and building permit approvals. Architectural and urban design features of the proposal, energy efficiency measures, and overall approach to environmental considerations will be among the criteria. Proposals will be assessed to ensure the design and construction meet long term life-cycle asset management requirements for such buildings.
- (e) **Meeting City Priorities and Other Program Requirements:** This includes how well proponents meet various City objectives, which will be set out in the RFP. Primary among these are tenant targeting and long-term low rent levels. Preference will be given to proponents who can achieve low rents for the long term while maintaining long term viability of the development. For SCPI, proposals must comply with program requirements, including cashflow deadlines, and must meet the definition of transitional/supportive housing and provide necessary support services. For all proposals, energy efficiency will be considered. Project proposals should be consistent with other City policies such as Clean and Beautiful, Solid Waste 2010, etc. Location will be considered, including nearby community facilities. In selecting projects, the City will also consider the balance between serving affordable housing needs across the City, and supporting priority city-building initiatives such as TCHC redevelopment and Waterfront development.
- (f) **Community Consultation and Communications Plan:** This includes the proponent's capacity and plans to consult and provide information to the local community in which the proposed development is located. Plans to build support and facilitate the integration of the housing and its residents into the local community over the longer term would also be evaluated.

(3) Special Provisions

For supportive housing under the 168-unit mental health allocations, eligible proponents will be transfer payment agencies of the Ministry of Health and Long Term Care, with evidence of support service funding, or their development partners. Project selection will be subject to the concurrence of the relevant support service funder.

Units allocated to TCHC will be separate from the RFP process, and will be allocated directly to TCHC with the condition that TCHC select the development firms or contractors by an open, competitive, auditable process. Proponents under the City's RFP will remain eligible if they have TCHC as a development or operating partner.

The RFP may include provisions whereby the City has the ability to choose projects to receive any additional AHP funding that may become available at a later time.

(4) RFP Timeline for Housing Development:

The objective is to issue an RFP as soon as possible, and report to Council at the earliest feasible time in 2006. The timeline will depend on when fuller program information is made available by the provincial government (AHP) and the federal government (SCPI). This includes program guidelines for AHP and confirmation of funding amounts and program changes if any for SCPI.

This would involve issuing an RFP in late winter or spring, and reporting back in the summer (June to September). Project selection in June may not be feasible for AHP, depending on when program guidelines are available and the need for a several weeks between RFP issuance and closing, as noted earlier. For SCPI, it is essential that developments be selected by mid-year, allowing about 9 months (to March 31, 2007) to complete all work and expend of all funds.

Appendix "B"

Affordable Housing Program
Housing Delivery Plan

City of Toronto, 2006

This Delivery Plan sets out the City's priorities for delivery of the Affordable Housing Program (AHP) in 2006 onwards. This document should be read in conjunction with the report to the Affordable Housing Committee, "2006 Action Plan for Affordable Housing Development" (January 6, 2006) and Appendix "A", "RFP Criteria and Project Selection Process for AHP and SCPI in 2006".

(1) Housing for Whom: Tenant Targeting

(a) Overall Targeting:

Priority will be given to households on the Housing Connections waiting list. Targeting may vary by project.

For low-rent and RGI homes, the mix of unit sizes and household types will broadly reflect the waiting list. To illustrate: singles and families are each just under 40 percent of applicants, and seniors 25 percent. Just over 60 percent of applicants require one (1)-bedroom or smaller homes while almost 40 percent require larger ones.

168 homes will be targeted for people needing housing with mental health supports and 117 with domestic violence supports, reflecting provincial allocations, in addition to targeted units at the Strong Starts projects already approved (110 Edward St. and 76 Wychwood Ave.)

(b) Rent Levels:

Homes funded through AHP are expected to achieve slightly below average market rent on average. The objective will be to “pool” this subsidy to ensure that at least one-quarter of homes can achieve low rents, with the rest at or near typical market levels.

Homes will be in one of three categories established under Council policy through the Housing Facility By-law adopted in April 2002. The basic concept is this:

- Rent supplement units operate under normal social housing rules;
- Low rent units target low-income tenants from the Housing Connections waiting list, but Social Housing Reform Act and related City rules do not apply.
- Moderate-rent units are affordable to tenants with at or near average tenant incomes, and are marketed just like normal market-rent units in the private sector or in social housing.

“Low-rent” is defined in the Housing Facility By-law as having rents below 80 percent of average market rent. If proposals can achieve lower rents, or more RGI, these will be favoured, within the weighting given City and program priorities.

Rent supplement funding will be added to some units to the extent that funding becomes available in future. Proponents will be required to offer at least 25 percent of homes for rent supplement. The City can implement this at any point during the 20-year AHP agreement.

Tenant incomes will be verified by the proponent at the point of initial leasing (moderate rent homes) and annually (low rent homes). To exclude higher-income tenants, an income limit applies to all units under the Housing Facility By-law

(c) Other City and AHP Targeting Priorities

The following addresses more specific targeting concerns that have been raised by the Province or by stakeholders in the community:

| Targeting issue/objective | How this will be addressed. |
|--|--|
| Who gets priority for RGI homes | Social Housing Reform Act and related rules apply: by date of application, special provisions for priority and disadvantaged groups. |
| Who gets priority for Low Rent homes | Applicants on the waiting list, by date of application. |
| How Priority and Disadvantaged groups on the waiting list will be served | - RGI homes will serve these groups according to Social Housing Reform Act and related City rules. |

| Targeting issue/objective | How this will be addressed. |
|---|--|
| | <ul style="list-style-type: none">- Abused women will be served by the Special Priority Policy in social housing (RGI units), and by domestic violence allocations in AHP, Strong Communities Rent Supplement, and the Housing Allowance Program.- People with mental illness will be served by existing supportive social housing, the 168-unit mental health allocation in AHP, and 100 units at 110 Edward St.- Homeless people are the primary client group for housing developed under SCPI and the 110 Edward St. project approved by Council as a “Strong Start” project under AHP.- Consideration may be given to proposals that include homes for other Priority and Disadvantaged groups on the waiting list. |
| How Aboriginal people will be served | <ul style="list-style-type: none">- The City will facilitate developments funded through the new federal Aboriginal housing funding.- Consideration will be given to AHP proposals from Aboriginal housing providers or which target the Aboriginal population. |
| How other federal-provincial priority groups will be served | <ul style="list-style-type: none">- Approximately 40 percent of applicants on the waiting list are recipients of social assistance (MCSS clients).- Approximately 30 percent of applicants on the waiting list are working poor.- Approximately 25 percent of applicants on the waiting list are seniors.- Recent immigrants are a significant share of households on the waiting list.- Some units in the project at 110 Edward St. will serve homeless people, who as users of emergency shelters are MCSS clients. |

| Targeting issue/objective | How this will be addressed. |
|---|--|
| | <ul style="list-style-type: none">- Consideration may be given to proposals that more specifically target federal and provincial priority groups. |
| Housing for Regent Park tenants relocated for its redevelopment | <ul style="list-style-type: none">- The 200 units to be allocated to TCHC may be prioritized for residents of Regent Park. |
| Tenant eligibility for domestic violence units | <ul style="list-style-type: none">- Confirmed victims of domestic violence according to Special Priority Policy under the Social Housing Reform Act or under criteria approved by MCSS; the applicant to be linked with transitional support services at the point they are housed. |
| Tenant eligibility for mental health units | <ul style="list-style-type: none">- People in need of affordable housing with supports, according to a tenant targeting plan forming part of the proposal and acceptable to Deputy City Manager Sue Corke following any necessary targeting-related negotiations with the proponent. |
| Avoiding over-crowding or allocation of large units to small households | <ul style="list-style-type: none">- Occupancy standards will apply at the point of leasing, and at annual income verification for Low Rent and RGI households. |
| Special target groups | <ul style="list-style-type: none">- Consideration may be given to proposals that include homes for other special target groups, subject to specific Council approval and to receipt of a satisfactory management plan. |

(2) Types of Development

AHP units to be approved in 2006 will be targeted approximately 25 percent for private, non-profit and co-operative sector use on City sites; 50 percent for private, non-profit and co-operative sector use on other sites; and 25 percent to TCHC.

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 provision of some homes as affordable rental housing within a larger development (subject to the Council-approved restriction under the Housing Facility By-law, that sites registered or intended to be registered as condominiums are not eligible for funding). Other types of development now permitted under the New AHP are not priorities for the program in Toronto: repair of social or private rental housing, creation or upgrading of second suites.

The program will help meet affordable housing needs across the City as well as supporting city-building in special areas such as TCHC sites or the Waterfront.

Guidelines regarding “modest” unit sizes will be unchanged from the AHP Pilot.

(3) Municipal Contributions

Municipal contributions will be as follows, for projects under the 1,125 unit Wave 1 allocation:

- Sites for Strong Start projects at 110 Edward St. and Wychwood Ave., at nominal rent;
- Three to six City sites at nominal rent, to accommodate approximately 200 to 300 homes.
- Property tax exemptions for all eligible units, under Council policy as set out in the Housing Facility By-law, of which about 2/3 is municipal taxes and 1/3 education taxes;
- Capital loans or grants from the Capital Revolving Fund in an aggregate amount of up to \$7.3 million, with the specific mix of market-rate loans, below-market loans, or grants to be determined by Deputy City Manager Sue Corke in developing the RFP; and up to \$1.6 million from the Mayor’s Homeless Initiative Reserve Fund (The Capital Revolving Fund includes some funds designated for affordable housing in section 37 agreements under the Planning Act);
- Exemption from development charges, under existing City policy reflected in the Development Charges By-law;
- Exemption from planning application fees, building permit fees, and parkland dedication, under existing City policy;

(4) Proponent Eligibility

The City will continue to support a mixed-sector approach to affordable housing. Non-profit, co-operative, private-sector proponents will be eligible, along with Toronto Community Housing Corporation and partnerships among these sectors. The initial target is the following shares of development:

- 25 percent for private, non-profit and co-operative sector use on City sites;
- 50 percent for private, non-profit and co-operative sector use on other sites;
- 25 percent to TCHC.

TCHC units will be allocated separately from the City’s RFP process. There will be a condition that TCHC carry out a competitive selection of builders/developers. TCHC will not be eligible to apply for more units under the RFP.

(5) Project Selection, Take-up, and Delivery

The RFP process and selection criteria are set out in Appendix “A”.

Deputy City Manager Sue Corke will communicate to the Ministry of Municipal Affairs and Housing an estimated timeline for AHP project funding commitments and cash flow. Final funding commitment refers to the execution of Contribution Agreements and booking of federal-provincial funds, at or about the time the project has completed or obtained all planning approvals, working drawings, building permits, and mortgage financing.

(6) Planning-related Matters

This section addresses planning matters of concern to the Ministry of Municipal Affairs and Housing. Other matters of concern to City Council are addressed in the accompanying report.

Projects selected under the RFP for the Affordable Housing Program will be subject to normal planning approvals and associated community consultation processes and public meetings.

All projects in Toronto will be consistent with the provincial Growth Plan for the Greater Golden Horseshoe, and the Provincial Policy Statement:

- All AHP-funded development in the City will be intensification within the “built up area”;
- AHP-funded development will assist the goal of ensuring a range and mix of housing, affordable rental housing units.

Units funded for Regent Park replacement housing and in other locations will support the City-building goals of the City and Provincial governments.

Appendix “C”

Glossary of Terms

AHP (Affordable Housing Program) – A program to create affordable housing through affordable housing development and housing allowances, with equal funding from the federal and provincial governments. See Pilot AHP and New AHP.

AHP target rent – The average rent encouraged or required for housing funded through AHP. This is yet to be confirmed by the province. It is to be lower than average market rent, enabling mixed projects where some units are at market rent and some are low rent.

Average market rent – The average monthly cost of rental units measured in the CMHC Rental Market Survey. This is the maximum allowable rent for housing assisted either under the City’s Housing Facility By-law or under AHP and is a key ceiling under the Official Plan.

Affordable housing development – Creation of affordable housing by construction, acquisition, conversion, additions, renovation, or other activities involving property and capital works.

Affordable rental housing – Under the City’s Official Plan (and the Housing Facility By-law), it means rental housing with total monthly costs no higher than average market rent. In the Provincial Policy Statement, it means housing with rents at the lower of (i) average market rent or (ii) affordable at no more than 30 percent of income for low and moderate income households (average rent is the lower one in practice). While average rent is the maximum, affordable rental housing includes many units at rents that are significantly lower.

Affordable rent – See affordable rental housing.

Funding approval (under AHP) – A decision by City Council, sometimes subject to provincial or federal concurrence, to select a project and thereby approve funding. This enables the proponent to proceed with planning applications, detailed architectural design, building permit applications, arranging mortgage financing, etc. See also funding commitment.

Funding Commitment – Entering an agreement between the Province/City and the proponent, often done once detailed architectural design, building permit applications, arranging mortgage financing, etc. are completed.

Housing allowances – Broadly and traditionally, this means a transfer payment to a household to help make housing affordable. Specifically in today’s context under AHP or similar programs, this means a payment to a landlord in respect of a specific tenant, to achieve a rent that is more affordable than market rent but not as low as RGI rent.

Housing Provider – A non-profit or co-operative agency that operates affordable housing.

Low Rent – Under the Housing Facility By-law and the proposed approach in new AHP, this means units with rents less than 80 percent of average market rents. Special rules apply on eligibility, tenant selection, and income verification.

Market rent – Rent at a level prevailing in the rental market. This is a broader term than average market rent: for example, it is common in the rental market to find rents 10 or 15 per cent above or below average market rent.

New AHP – The revised AHP program, established under a 2005 federal-provincial agreement, involving more provincial funding, lower rents, and more targeting than the Pilot AHP.

Pilot AHP – The AHP program established in 2003 under a 2002 federal-provincial agreement, which achieved average market rent and required the municipality to cost-match most of the federal funding.

Rent Geared to Income (RGI) – Rents equaling 30 percent of household income, under the Social Housing Reform Act or similar federal rules. This is achieved by monthly subsidy which varies as the household’s income changes.

Low and moderate income – Broadly speaking, income levels at which it is difficult to afford market rents or home-ownership. Under the Provincial Policy Statement, this means the lowest 60 percent of all households or of rental households, as the case may be. In the Toronto area as of 2000, this meant tenant incomes under \$50,100. Often, the lowest one-fifth (quintile) of all households is considered to be low income (<\$34,000 as of 2000). The average income of households on the housing waiting list is approximately \$16,000.

Low Rent – Under the Housing Facility By-law, this means rents below 80 percent of average market rent, but not RGI. Because greater public funding is required to achieve this, special tenant selection and income verification requirements apply.

Moderate Rent – Under the Housing Facility By-law, this means rents from 80 percent to 100-percent of average market rent.

Proponent – Under AHP, this means a party submitting a proposal in response to an RFP, but after project selection it also refers to the party developing and/or operating the project, and meeting related obligations under the funding agreement.

Rent Supplement – Monthly payments of public funds to a landlord or housing provider, under the Social Housing Reform Act or similar federal rules, to cover the gap between market rent and the rent the tenant can afford. This achieves RGI rents.

Rental assistance – A broad term referring to various forms of subsidy to make housing affordable, including rent supplement and housing allowances but excluding housing development.

SCPI (Supporting Communities Partnership Initiative) – A program of federal funding for homelessness, serving a broad range of needs and priorities determined by City Council in consultation with the community-based sector. It includes funding for transitional and supportive housing along with other priorities.

Supportive housing – Broadly, this means housing accompanied by support services – i.e. staffing – which enable people with disabilities or special needs to live independently rather than being homeless or in institutions. Specifically under social housing, this means units with support services funded through designated provincial ministries or other sources. Specifically under SCPI, this may be more long-term than transitional housing. Specifically under AHP, this means units for people needing mental health or domestic violence supports, with special funding allocations for this housing.

Social Housing – Under the Official Plan, this means rental units, including co-operatives, produced and/or funded under government programs providing comprehensive funding and/or financing arrangements. More concretely, it consists today of housing developed under the public housing programs (1964–1979) or the non-profit housing programs (1974-1995). These projects receive ongoing operating subsidies or rent supplement and provide a majority of housing at RGI. This subsidy is funded from the City’s operating budget, with significant contributions of federal funding (via the provincial government) and from the “905” GTA. AHP is not a social housing program.

Targeting – Decisions or requirements on what types of residents will be served in affordable rental housing. This may include decisions on who is eligible, how they are selected, and what are the rent levels.

Transitional housing – This means housing for homeless people, which is more stable, independent and long-term than homeless shelters, but less so than permanent affordable housing.

Appendix “D”

Affordable Housing Local Opportunities Strategy

(A) Goals and Objectives

- (1) To assist in meeting the full range of housing needs of the people of Toronto by promoting the creation of affordable housing in all wards of the City of Toronto;
- (2) to promote an “open for business” approach to the development of affordable housing in all parts of Toronto;
- (3) to engage Toronto City Councillors, local community members and housing stakeholders in identifying potential and future affordable housing opportunities at the local level;
- (4) to assist in the process of community acceptance and integration of affordable housing in Toronto’s neighbourhoods;
- (5) to assist private, non-profit and co-operative housing providers in identifying new and emerging opportunities for affordable housing;
- (6) to identify unique and innovative affordable housing opportunities that may otherwise be undiscovered; and
- (7) to identify sites and opportunities which may be of interest in the short, medium or longer term to private, non-profit and co-operative sponsors as they seek to participate in various affordable housing initiatives.

(B) Mechanisms

- (1) City Councillors continue to be requested to provide on a regular basis to communicate suggested housing opportunities to the Affordable Housing for evaluation and consideration;
- (2) the Affordable Housing Office establish a process by which local community members and housing stakeholders can identify affordable housing opportunities at the local level that may be of interest to housing proponents; and

- (3) the Affordable Housing Office continue to work with other City divisions in the evaluation of identified opportunities, and establish a fair and transparent public process to notify housing proponents of new and future opportunities.

(A copy of the PowerPoint presentation, entitled “2006 Action Plan for Affordable Housing Development” by Sue Corke, Deputy City Manager, referred to in the communication dated January 19, 2006, from the Affordable Housing Committee was forwarded to all Members of Council with the January 23, 2006, agenda of the Policy and Finance Committee and a copy thereof is on file in the office of the City Clerk, City Hall).

Mr. Michael O’Gorman addressed the Policy and Finance Committee with respect to this matter.