

Affordable Housing Committee

Meeting No.	4	Contact	Patsy Morris, Committee Administrator
Meeting Date	Thursday, June 14, 2007	Phone	416-392-9151
Start Time	9:30 AM	E-mail	pmorris@toronto.ca
Location	Committee Room 1, City Hall		

Attendance

Members of the Affordable Housing Committee were present for some or all of the time periods indicated under the section headed "Meeting Session", which appears at the end of the Minutes.

Councillor Giorgio Mammoliti	X
Councillor Adrian Heaps	X
Councillor Pam McConnell	X
Councillor Howard Moscoe	X
Councillor Cesar Palacio	X
Councillor Adam Vaughan	X

On motion by Councillor Moscoe, the Affordable Housing Committee adopted the Minutes of the meeting held on May 14, 2007.

AH4.1		Received		
-------	--	----------	--	--

Affordable Housing Framework

Summary

Ms. Sue Corke, Deputy City Manager responsible for the Affordable Housing Office, Ms. Kathleen Llewellyn-Thomas, Director of Development, Affordable Housing Office, and Mr. Sean Gadon, Director of Partnerships, Affordable Housing Office, delivered a presentation regarding a Framework for Affordable Housing, and filed a copy of their presentation material.

Decision Advice and Other Information

On motion by Councillor Moscoe, the Affordable Housing Committee received the presentation regarding the Affordable Housing Framework.

AH4.2	ACTION	Amended		Ward: All
-------	--------	---------	--	-----------

Affordable Housing Funding Allocations for 2007-2008

(May 31, 2007) Report from the Deputy City Manager Sue Corke

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office recommends that:

1. Federal Housing Trust Fund-Provincial Delivering Opportunities for Ontario Renters Initiative (DOOR) funds received by the City of Toronto of twenty six million, six hundred and ninety thousand dollars (\$26,690,000) be contributed to the City's Capital Revolving Fund for Affordable Housing (CRF) for the development of new affordable housing and be allocated as outlined in Table 2, Appendix 1;
2. Council grant authority to allocate existing funding from the CRF as follows:
 - a. YWCA of Greater Toronto, 110 Edward Street:
 - i. authority to loan two million dollars (\$2,000,000) from the City's CRF to YWCA of Greater Toronto for the installation of a geothermal/in-slab radiant heating and cooling system in the Affordable Housing Development at the City-owned site of 110 Edward Street, to be principal and interest free for the first five years at which time the terms and conditions are to be renegotiated pending the securing of alternative financing;
 - ii. authority be granted to enter into a Contribution Agreement with YWCA for the funds on terms and conditions satisfactory to the Director of Development, Affordable Housing Office (the Director) and in a form approved by the City Solicitor;
 - iii. the Director be authorized and directed, on behalf of the City, to execute such agreement, on terms and conditions satisfactory to the Director in a form approved by the City Solicitor;
 - b. Houses Opening Tomorrow Toronto (HOTT), 30 Darrell Avenue:
 - i. authority be granted to fund Houses Opening Tomorrow Toronto ("HOTT") in an amount up to nine hundred and fifty three thousand, (\$953,000) by way of loan and grant from the CRF, the final amount and terms to be determined by the Director;
 - ii. authority be granted to enter into an agreement to amend the City's Loan and Grant Agreement with HOTT ("the "Amending Agreement") and any other documents deemed necessary to give effect thereto. The Amending Agreement is to set out the terms and conditions of the City's

assistance, including the ability to ensure that a viable, long-term operating and management plan is in effect; on such terms and conditions as determined by the Director and in a form approved by the City Solicitor;

- iii. the Director be authorized and directed, on behalf of the City, to execute all agreements and documents set out in the above recommendations, on terms and conditions satisfactory to the Director in a form approved by the City Solicitor;

3. Council commit the expenditure of reallocated funds from the Canada-Ontario Affordable Housing Program (AHP) funds, subject to confirmation of funding and a report back to Council on the complete details of each project, to:
 - a. 87 units in a new development in Regent Park by the Christian Resource Centre;
 - b. the redevelopment of Chester Village, 717 Broadview Ave, as affordable housing

and further that the Deputy City Manager responsible for the Affordable Housing Office to write to the Community Partnerships and Projects Branch - Toronto Unit of the Ministry of Municipal Affairs and Housing informing them of Toronto's request for additional funding to address the commitments outlined in this recommendation.

Financial Impact

This report provides details of new and existing funding available for Affordable Housing Development in Table 1 and the allocation of funds as recommended in this report in Table 2 in Appendix 1.

This report recommends that the \$26,690,000 in Delivering Opportunities for Ontario Renters (DOOR) funds received from the Ministry of Municipal Affairs and Housing in March 2007 be contributed to the Capital Revolving Fund for Affordable Housing (CRF) to be allocated for affordable housing development.

Three other reports before the Affordable Housing Committee of June 14, 2007 contain recommendations to allocate these funds subject to Council approving the transfer of the DOOR funds to the CRF. The McCord site report recommends \$9,100,000 be allocated for 130 units of Affordable Housing Development and the Lawrence Heights Revitalization report recommends \$500,000 be allocated for Visioning and Framework studies. The Railway Lands development report contains a commitment to allocate funds of approximately \$17,090,000 million from DOOR funds (and \$4 million previously approved from the CRF) subject to a report back to Council in the fall of 2007 of details of the agreement between the City and TCHC regarding the land and its development.

This report also recommends allocating funds totalling \$2,953,000 to two projects from the uncommitted balance of \$7,800,000 in the CRF. The request for \$2,000,000 in loan funds for the YWCA of Greater Toronto (YWCA) to contribute to the costs of an innovative energy savings mechanical system of \$3,800,000 at the City-owned 110 Edward Street is in addition to

funds already approved by Council at its meeting of July 25, 2006 in Clause 53 Report 6 of the Policy and Finance Committee. That report allocated approximately \$23,700,000 in funds from all three levels of government for a total project cost of \$60,000,000 with the remainder of the funds coming from proponent equity and mortgage financing. The remaining \$953,000 CRF allocation is to fund the HOTT affordable housing project at 30 Darrell Avenue in the amount of \$750,000 in loan and \$203,000 in grant funds. This is in addition to the \$285,000 grant funds already approved from the CRF. These funds are needed in order for construction to proceed due to escalating costs. This funding is in addition to funding already approved by Council as outlined in the table below.

HOTT Government Assistance – Capital	2007	2005
Federal/Provincial Pilot Housing Program	\$ 232,000	\$ 232,000
CRF Loan	\$ 750,000	nil
CRF Grant	\$ 488,000	\$ 285,022
Waived development charges and fees	\$ 56,635	\$ 56,635
Contribution of City land, original assessed value	\$ 54,000	\$ 54,000
Total Contributions	\$ 1,580,635	\$ 627,657

Private First Mortgage Financing	\$ 253,000	\$ 562,480
Equity Donation – HOTT	\$ 75,000	\$ 75,000
Total Project Cost	\$ 1,908,635	\$ 1,265,137

Proponent Contributions – Capital	2007	2005
-----------------------------------	------	------

Further, the report recommends that Council commit funds to two other projects, subject to the receipt of additional AHP funding estimated to be \$15,000,000 and a report back to Council on the monies received and specific allocations to the two projects. Currently, the commitment is expected to be for \$8,910,000 to allow for the redevelopment of 717 Broadview Avenue currently owned by the City, into affordable housing and \$6,100,000 to the Christian Resource Centre to develop 87 units of affordable housing in Regent Park.

In addition, this report details expected revenue of \$8,700,000 from the new federal Homelessness Partnering Initiative (HPI) which will be allocated through a Request for Proposals process and a report back to Council on specific project awards in the fall of 2007.

The detailed budget implications for the current year will be reported to Budget Committee in September, 2007 and any future year budget implications associated with the receipt of the new funding detailed in this report will be reported and included in future year program budgets as developments proceeds.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information

Summary

This report details new funding received, or expected to be received shortly, by the Affordable Housing Office and recommends allocations to a number of affordable housing projects to facilitate the spending of these new Federal and Provincial funds. The report outlines the three new sources of capital funding and recommends projects that are ready to proceed and meet

previously stated Council commitments or priorities. These funding recommendations are made in the context of an overall allocation plan for the new monies and existing City funding which totals \$58,890,000 as per Table 1 in Appendix 1.

This report also recommends the expenditure of existing Capital Revolving Fund for Affordable Housing (CRF) monies on two projects in order to enhance or complete projects which have already been approved by Council for other funding.

The total of all the above allocations is \$53,343,000.

Speakers

Mr. Paul Dowling, Board Chair, Christian Resource Centre

Mr. Michael Blair, Executive Director, Toronto Christian Resource Centre

Committee Recommendations

On motion by Councillor McConnell, the Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. Federal Housing Trust Fund-Provincial Delivering Opportunities for Ontario Renters Initiative (DOOR) funds received by the City of Toronto of twenty six million, six hundred and ninety thousand dollars (\$26,690,000) be contributed to the City's Capital Revolving Fund for Affordable Housing (CRF) for the development of new affordable housing and be allocated as outlined in Table 2, Appendix 1;
2. Council grant authority to allocate existing funding from the CRF as follows:
 - a. YWCA of Greater Toronto, 110 Edward Street:
 - i. authority to loan two million dollars (\$2,000,000) from the City's CRF to YWCA of Greater Toronto for the installation of a geothermal/in-slab radiant heating and cooling system in the Affordable Housing Development at the City-owned site of 110 Edward Street, to be principal and interest free for the first five years at which time the terms and conditions are to be renegotiated pending the securing of alternative financing;
 - ii. authority be granted to enter into a Contribution Agreement with YWCA for the funds on terms and conditions satisfactory to the Director of Development, Affordable Housing Office (the Director) and in a form approved by the City Solicitor;
 - iii. the Director be authorized and directed, on behalf of the City, to execute such agreement, on terms and conditions satisfactory to the Director in a form approved by the City Solicitor;
 - b. Houses Opening Today Toronto (HOTT), 30 Darrell Avenue:
 - i. authority be granted to fund Houses Opening Today Toronto ("HOTT")

in an amount up to nine hundred and fifty three thousand, (\$953,000) by way of loan and grant from the CRF, the final amount and terms to be determined by the Director; (**Motion by Councillor Mammoliti**)

- ii. authority be granted to enter into an agreement to amend the City's Loan and Grant Agreement with HOTT ("the "Amending Agreement") and any other documents deemed necessary to give effect thereto. The Amending Agreement is to set out the terms and conditions of the City's assistance, including the ability to ensure that a viable, long-term operating and management plan is in effect; on such terms and conditions as determined by the Director and in a form approved by the City Solicitor;
 - iii. the Director be authorized and directed, on behalf of the City, to execute all agreements and documents set out in the above recommendations, on terms and conditions satisfactory to the Director in a form approved by the City Solicitor;
3. Council commit the expenditure of reallocated funds from the Canada-Ontario Affordable Housing Program (AHP) funds, subject to confirmation of funding and a report back to Council on the complete details of each project, to:
- a. 87 units in a new development in Regent Park by the Christian Resource Centre;
 - b. the redevelopment of Chester Village , 717 Broadview Ave , as affordable housing

and further that the Deputy City Manager responsible for the Affordable Housing Office to write to the Community Partnerships and Projects Branch - Toronto Unit of the Ministry of Municipal Affairs and Housing informing them of Toronto 's request for additional funding to address the commitments outlined in this recommendation.

Links to Background Information

Affordable Housing Funding Allocations for 2007-2008
<http://www.toronto.ca/legdocs/mmis/2007/ah/bgrd/backgroundfile-4399.pdf>

AH4.3	ACTION	Adopted		Ward: 28
-------	--------	---------	--	----------

Waterfront Affordable Housing – Funding Approval for TCHC North River Square/McCord Project, West Don Lands

(May 31, 2007) Report from the Deputy City Manager Sue Corke

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office recommends that:

1. City Council approve a grant, by way of forgivable loan, to the Toronto Community Housing Corporation to develop its North River Square/McCord affordable housing project on Blocks 21 and 23 of the West Don Lands, in the amount of \$70,000 per unit or \$9.1 million for a maximum of 130 units from the Capital Revolving Fund (CRF), subject to Council approval of the transfer of the Federal Housing Trust Fund - Provincial Delivering Opportunities for Ontario Renters (DOOR) Initiative to the Capital Revolving Fund;
2. City Council exempt the project from taxation for municipal and school purposes for the term of the Contribution Agreement or 25 years, whichever is less;
3. City Council exempt the project from payment of development charges and designate the project as social housing accommodation allowing all or part of the project relief from normal parking standards;
4. authority be granted for the City to enter into a municipal capital facility agreement and such other agreements and documents deemed necessary, with Toronto Community Housing Corporation on terms and conditions satisfactory to the Director of Development, Affordable Housing Office and in a form approved by the City Solicitor; and
5. the Director of Development, Affordable Housing Office be authorized and directed, on behalf of the City to execute the municipal capital facility agreement and such other agreements and documents as are necessary, with Toronto Community Housing Corporation.

Financial Impact

The preliminary estimated cost for the TCHC North River Square/McCord project, both affordable and market ownership units, is approximately \$42.5 million to \$44.8 million depending on the level of energy and other environmental features incorporated into the final design of the project. TCHC will use the revenue in excess of costs from the sale of the market ownership units to offset equity requirements for the affordable housing development. The land for the North River Square/McCord project will be conveyed by the province for a nominal amount to the Toronto Community Housing Corporation.

The \$9.1 million capital funding recommended in this report will be provided under the Federal Housing Trust Fund – Provincial Delivering Opportunities for Ontario Renters (DOOR) Initiative. The Funds were conveyed to the Province by the Federal government for the development of affordable housing. The \$9.1 million allocation includes \$150,000 for Project Development Funding (PDF).

The combination of Federal, Provincial and City contributions will make the North River Square project affordable. City contributions include waivers for municipal property taxes, development charges, and planning, building and parkland dedication fees in the amount of approximately \$2,942,595. The current net present value of the City's municipal property tax exemption, given to support the operation of the affordable housing project, is approximately \$1,582,471.

Government Assistance: Capital	Amount
CRF - Federal Housing Trust Fund – Provincial Delivering Opportunities for Ontario Renters (DOOR) Initiative	\$9,100,000
Waived municipal development charges and fees (planning, building, parkland dedication)	\$1,360,124
Total	\$10,460,124

Government Assistance: Operating	Amount
Approximate NPV of 25-year property tax exemption	\$1,582,471

TCHC's equity contribution and financing must also be obtained and will be subject to TCHC Board approval.

The detailed budget implications for the current year will be reported to Budget Committee in September, 2007 and any future year budget implications associated with this project will be reported and included in future year program budgets as development proceeds.

There is no financial impact on the City's budget for the capital funding provision. The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

Summary

This report recommends Council approval to make a \$9.1 million grant, by way of forgivable loan, to Toronto Community Housing Corporation (TCHC) for its North River Square project, also known as the McCord site, on Blocks 21 and 23 in the West Don Lands (WDL). The grant will help create 130 affordable rental housing units under the Federal Housing Trust Fund – Provincial Delivering Opportunities for Ontario Renters (DOOR) Initiative.

The land for this development will be provided by the province, at no cost to Toronto Community Housing Corporation; however, additional financial assistance at \$70,000 per unit is required to make the development of 130 affordable housing units possible.

City contributions include waivers for municipal property taxes, development charges, and planning, building and parkland dedication fees in the amount of approximately \$2,942,595.

In addition to the 130 affordable rental housing units, the TCHC is also developing approximately 33 market ownership units in the North River Square/McCord project. Providing families and individuals with access to safe, secure affordable housing in mixed income communities meets key policy objectives of the City of Toronto, the Federal and Provincial governments, the Toronto Waterfront Revitalization Corporation and the TCHC.

Committee Recommendations

On motion by Councillor Moscoe, the Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. City Council approve a grant, by way of forgivable loan, to the Toronto Community Housing Corporation to develop its North River Square/McCord affordable housing project on Blocks 21 and 23 of the West Don Lands, in the amount of \$70,000 per unit or \$9.1 million for a maximum of 130 units from the Capital Revolving Fund (CRF), subject to Council approval of the transfer of the Federal Housing Trust Fund - Provincial Delivering Opportunities for Ontario Renters (DOOR) Initiative to the Capital Revolving Fund;
2. City Council exempt the project from taxation for municipal and school purposes for the term of the Contribution Agreement or 25 years, whichever is less;
3. City Council exempt the project from payment of development charges and designate the project as social housing accommodation allowing all or part of the project relief from normal parking standards;
4. authority be granted for the City to enter into a municipal capital facility agreement and such other agreements and documents deemed necessary, with Toronto Community Housing Corporation on terms and conditions satisfactory to the Director of Development, Affordable Housing Office and in a form approved by the City Solicitor; and
5. the Director of Development, Affordable Housing Office be authorized and directed, on behalf of the City to execute the municipal capital facility agreement and such other agreements and documents as are necessary, with Toronto Community Housing Corporation.

Links to Background Information

Waterfront Affordable Housing - Funding Approval for TCHC North River Square/McC
<http://www.toronto.ca/legdocs/mmis/2007/ah/bgrd/backgroundfile-4341.pdf>

AH4.4	ACTION	Adopted		Ward: 28
-------	--------	---------	--	----------

Affordable Housing – Lease of City-Owned Site and Incentives to TCHC for 60 Richmond Street East

(May 31, 2007) Report from the Deputy City Manager Sue Corke

Recommendations

The Chief Corporate Officer and the Deputy City Manager responsible for the Affordable Housing Office recommend that:

1. Council grant authority to enter into a 50-year less a day lease with TCHC for the city-owned property at 60 Richmond Street East for the purpose of developing an affordable housing project and any ancillary uses at a nominal rent, substantially on the terms and conditions outlined in Appendix 1 to this report and in a form acceptable to the City

Solicitor;

2. the City Solicitor be authorized to complete the lease transaction for 60 Richmond Street East on behalf of the City, including payment of necessary expenses and amending the commencement date of the lease and any other dates to such earlier or later date and on such terms and conditions as she may from time to time consider reasonable;
3. the Chief Corporate Officer be authorized to administer and manage the lease including the provision of any consents, approvals, waiver notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction;
4. Council grant authority to exempt the Property from taxation for municipal and school purposes for twenty-five years, the term of the municipal capital facility agreement;
5. Council grant authority to exempt the Property from payment of development charges and applicable planning fees and charges;
6. Council grant authority to provide one hundred and fifty thousand dollars (\$150,000) as pre-development funding to assist with the cost of environmental sustainability and design consultants from the Mayor's Homelessness Initiative Reserve Fund on such terms and conditions satisfactory to the Director of Development, Affordable Housing Office and in a form approved by the City Solicitor;
7. Council grant authority to designate the Property as social housing accommodation, allowing all or part of the project relief from normal parking standards, where applicable;
8. Council grant authority to enter into a municipal capital facility agreement and such other agreements, licences, security, documents, with the recommended proponent to provide for the development and operation of affordable housing, on such terms and conditions as the Director of Development, Affordable Housing Office considers appropriate and in a form approved by the City Solicitor; and
9. the Director of Development, Affordable Housing Office be authorized and directed, on behalf of the City, to execute the municipal capital facility agreement and such other agreements and documents deemed necessary, on terms and conditions satisfactory to the Director of Development, Affordable Housing Office and in a form approved by the City Solicitor.

Financial Impact

The public benefit resulting from the proposed leasing of the city-owned site at 60 Richmond Street East to TCHC at a nominal rate is the creation of 85 new units of affordable housing. These new units will allow the redevelopment of Regent Park to proceed by providing relocation units for existing Regent Park tenants. The Property is currently being used for a shelter funded by the city. In April 2007, Real Estate Services appraised the Property at an estimated value of \$3,250,000.

This report is recommending the exemption of property taxes for twenty-five years which is equivalent to an NPV of \$1,030,354. The proposed waiver of development charges and applicable municipal fees is estimated at \$665,043. Pre-development funds of \$150,000 are recommended for environmental sustainability and design consultants from the Mayor's Homelessness Initiative Reserve Fund. These funds are part of the unallocated monies of \$900,000 committed in the Mayor's Fund for pre-development work of housing projects on city-owned lands.

TCHC has been approved by the Ministry of Municipal Affairs and Housing under the Affordable Housing Program Pilot Program for \$29,000 per unit in forgivable loan funds for 59 units. The remaining monies necessary to develop the project will be provided by TCHC through equity and financing as listed below.

Capital Funding	
Canada-Ontario AHP Pilot Program Funding	\$1,711,000
Waived development charges and fees	\$ 665,043
Value of City Land	\$3,250,000
Pre-development funds from Mayor's Fund	\$ 150,000
TCHC equity and financing	\$18,007,230
Total funding	\$23,783,273

Other City Contributions	
25 year NPV of Property Tax Exemption	\$1,030,354

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

Summary

This report seeks authority to enter into a 50-year less a day lease with the Toronto Community Housing Corporation ("TCHC") for the city-owned site at 60 Richmond Street East ("the Property"). Council at its meeting of January 31, February 1 and 2, 2006 approved the Property be made available to TCHC for affordable housing development. The Affordable Housing Office and Facilities and Real Estate have completed negotiations with TCHC and recommend a lease substantially on the terms and conditions listed in Appendix 1 attached to this report. By entering into this lease with the City, TCHC will be able to proceed to build an affordable housing development on the site. The site will house 85 households, primarily families relocating from Regent Park, which is being revitalized.

This report also recommends that Council authorize the exemption of property taxes for a period of twenty-five years, the waiving of applicable municipal fees and charges, and the granting of \$150,000 in pre-development funding.

Committee Recommendations

On motion by Councillor Moscoe, the Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. Council grant authority to enter into a 50-year less a day lease with TCHC for the city-owned property at 60 Richmond Street East for the purpose of developing an affordable housing project and any ancillary uses at a nominal rent, substantially on the terms and conditions outlined in Appendix 1 to this report and in a form acceptable to the City Solicitor;
2. the City Solicitor be authorized to complete the lease transaction for 60 Richmond Street East on behalf of the City, including payment of necessary expenses and amending the commencement date of the lease and any other dates to such earlier or later date and on such terms and conditions as she may from time to time consider reasonable;
3. the Chief Corporate Officer be authorized to administer and manage the lease including the provision of any consents, approvals, waiver notices and notices of termination provided that the Chief Corporate Officer may, at any time, refer consideration of such matters (including their content) to City Council for its determination and direction;
4. Council grant authority to exempt the Property from taxation for municipal and school purposes for twenty-five years, the term of the municipal capital facility agreement;
5. Council grant authority to exempt the Property from payment of development charges and applicable planning fees and charges;
6. Council grant authority to provide one hundred and fifty thousand dollars (\$150,000) as pre-development funding to assist with the cost of environmental sustainability and design consultants from the Mayor's Homelessness Initiative Reserve Fund on such terms and conditions satisfactory to the Director of Development, Affordable Housing Office and in a form approved by the City Solicitor;
7. Council grant authority to designate the Property as social housing accommodation, allowing all or part of the project relief from normal parking standards, where applicable;
8. Council grant authority to enter into a municipal capital facility agreement and such other agreements, licences, security, documents, with the recommended proponent to provide for the development and operation of affordable housing, on such terms and conditions as the Director of Development, Affordable Housing Office considers appropriate and in a form approved by the City Solicitor; and
9. the Director of Development, Affordable Housing Office be authorized and directed, on behalf of the City, to execute the municipal capital facility agreement and such other agreements and documents deemed necessary, on terms and conditions satisfactory to the Director of Development, Affordable Housing Office and in a form approved by the City Solicitor.

Links to Background Information

Affordable Housing - Lease of City-Owned Site and Incentives to TCHC for 60 Rich
<http://www.toronto.ca/legdocs/mmis/2007/ah/bgrd/backgroundfile-4342.pdf>

AH4.5	ACTION	Amended		Ward: 20
-------	--------	---------	--	----------

Affordable Housing Office – Railway Lands Development

(May 30, 2007) Report from the Deputy City Manager Sue Corke

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office recommends that authority be granted to fund the Toronto Community Housing Corporation (TCHC) for development of affordable housing on the Railway Lands Blocks 32 and 36 in an amount of twenty one million ninety thousand, (\$21,090,000) as a grant by way of forgivable loan from the CRF, being made up of approximately \$17.09 million from the Federal Housing Trust Fund-Provincial Delivering Opportunities for Ontario Renters Initiative (DOOR) funds and \$4 million previously committed from the City’s Capital Revolving Fund for Affordable Housing (CRF) subject to:

1. report back to Council in the fall of 2007 on details of the negotiation regarding the transfer of lands and funding terms and conditions between the City and TCHC; and
2. Council approval of the transfer of the DOOR funds to the CRF.

Financial Impact

This report recommends that funding for the Railway Lands in the amount of \$21,090,000 be committed to TCHC for the development of the Railway Lands as described in this report. The \$21,090,000 is made up of approximately \$17.09 million DOOR funds and \$4 million previously committed from the CRF. A separate report titled “Affordable Housing Funding Allocations for 2007-2008” dated May 31, 2007 describes the use of these funds.

An implementation report outlining all the financial implications will be submitted to the Affordable Housing Committee in the fall of 2007.

The detailed budget implications for the current year will be reported to Budget Committee in September 2007, and any future year budget implications associated with funding the Railway Lands as detailed in this report will be reported and included in future year program budgets as developments proceeds.

Summary

This report is in response to a request from Affordable Housing Office to report back on the steps required to proceed with the funding and development of affordable housing on Blocks 32

and 36 of the Railway Lands and is linked to the report dated May 31, 2007 titled “Affordable Housing Funding Allocations for 2007-2008”.

It describes outstanding issues, the action being taken to proceed with the Railway Lands affordable housing development and recommends the commitment of funds to the Toronto Community Housing Corporation (TCHC) to develop Blocks 32 and 36. The source of funds is the Federal Housing Trust Fund-Provincial Delivering Opportunities for Ontario Renters Initiative (DOOR) funds, and the City’s Capital Revolving Fund for Affordable Housing (CRF).

Speakers

Mr. Ying Hope, Project Manager, Chinese Community Centre, Confucios Housing Projec

Committee Recommendations

The Affordable Housing Committee recommended to the Executive Committee and City Council that authority be granted to fund the Toronto Community Housing Corporation (TCHC) for development of affordable housing on the Railway Lands Blocks 32 and 36 in an amount of twenty one million ninety thousand, (\$21,090,000) as a grant by way of forgivable loan from the CRF, being made up of approximately \$17.09 million from the Federal Housing Trust Fund-Provincial Delivering Opportunities for Ontario Renters Initiative (DOOR) funds and \$4 million previously committed from the City’s Capital Revolving Fund for Affordable Housing (CRF) subject to:

1. facilitating the timely development of affordable housing and other public benefits on the city owned properties on the Railway Land, and that the Deputy City Manager responsible for Affordable Housing Office be requested to work with Toronto Community Housing Corporation officials and submit a report directly to the Toronto City Council for its meeting on July 16, 2007 on the details of negotiations to ensure the timely transfer of the lands identified as Blocks 32, 36, 31,18A and 18B, and the funding terms and conditions between the City and the Toronto Community Housing Corporation; **(Motion by Councillor Vaughan)**
2. Council approval of the transfer of the DOOR funds to the CRF; and
3. that a copy of the foregoing report be forwarded to Toronto Economic Development Corporation (TEDCO). **(Motion by Councillor Moscoe)**

Links to Background Information

Affordable Housing Office - Railway Lands Development

(<http://www.toronto.ca/legdocs/mmis/2007/ah/bgrd/backgroundfile-4344.pdf>)

AH4.6	ACTION	Adopted		Ward: 43
-------	--------	---------	--	----------

Habitat for Humanity Request for Fee Forgiveness – 4200 Kingston Road

(May 31, 2007) Report from the Deputy City Manager Sue Corke

Recommendations

The Deputy City Manager responsible for the Affordable Housing Office and the Chief Building Official recommend that:

1. 4200 Kingston Road by Habitat for Humanity as an affordable home ownership initiative within the City of Toronto;
2. authority be granted at this site for a one-time grant of \$131,364.48 from the city’s Capital Revolving Fund equivalent to the building permit fees; development charges and park levy;
3. the Deputy City Manager, in consultation with the Chief Building Official and the Chief Financial Officer, report to Executive Committee on a policy as it relates to the waiver of fees and charges to non-profit home ownership initiatives and the legislative authority to support such policies; and
4. City officials take whatever action is necessary to give effect to these recommendations.

Financial Impact

The request by Habitat for Humanity for fee waivers and charges will require a refund of these fees as they were previously paid to the city by the former owner of 4200 Kingston Road. As such, these fees refunds and grant are unbudgeted operating expenditures in 2007 to be drawn from the city’s Capital Revolving fund for housing. There is currently \$9Million of uncommitted funds in the Capital Revolving Fund available for investment in affordable housing projects. It is understood that this will be a one-time grant and that staff will develop a policy on the waiver of fees and charges to non-profit homeownership initiatives for the future.

Fee Waiver Recommended	Amount of Waiver	Source
Building Permit Fees	\$32,469.95	Capital Revolving Fund
Development Charges	\$67,336.00	Capital Revolving Fund
Park Levy	\$31,559.13	Capital Revolving Fund

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

Summary

This report responds to a request from Habitat for Humanity Toronto for a rebate on certain city fees associated with the development of 19 town homes at 4200 Kingston Road. This report recommends the city provide a grant of \$131,364.48 from the Capital Revolving Fund for Affordable Housing to Habitat for Humanity, which is an amount equivalent to the development charge, parks levy and building development fees paid for this site. The grant to be applied against the cost to develop the site and deliver affordable homes to nineteen low-income families and will be used directly to reduce their mortgages.

Habitat for Humanity Toronto has for many years successfully assisted low-income residents to move from poverty housing into affordable home ownership. On a case by case basis, the City of Toronto has previously waived certain fees and charges to help increase the affordability of Habitat developments.

This report proposes that city officials liaise with Habitat on an ongoing basis to determine the expected annual number of new homes and an estimated impact of future fee and charges waivers. It is also proposed that staff report to Executive Committee on a policy as it relates to the waiver of fees and charges for future non-profit home ownership initiatives and the legislative authority to support such policies.

Committee Recommendations

On motion by Councillor Moscoe, the Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. City Council recognize the development of 4200 Kingston Road by Habitat for Humanity as an affordable home ownership initiative within the City of Toronto;
2. authority be granted at this site for a one-time grant of \$131,364.48 from the city's Capital Revolving Fund equivalent to the building permit fees; development charges and park levy;
3. the Deputy City Manager, in consultation with the Chief Building Official and the Chief Financial Officer, report to Executive Committee on a policy as it relates to the waiver of fees and charges to non-profit home ownership initiatives and the legislative authority to support such policies; and
4. City officials take whatever action is necessary to give effect to these recommendations.

Links to Background Information

Habitat for Humanity Request for Fee Forgiveness - 4200 Kingston Road
(<http://www.toronto.ca/legdocs/mmis/2007/ah/bgrd/backgroundfile-4346.pdf>)

AH4.7	ACTION	Amended		Ward: 15
-------	--------	---------	--	----------

Lawrence Heights Revitalization – Initiate Preliminary Planning

(May 31, 2007) Report from the Deputy City Managers, Cluster A and B

Recommendations

The Deputy City Managers' recommend that:

1. the Chief Planner be authorized to begin the development of a Vision and Planning Framework for the revitalization of Lawrence Heights at a cost of \$500,000 and funded from the Capital Revolving Fund (CRF), subject to Council approval of the transfer of the Federal Housing Trust Fund - Provincial Delivering Opportunities for Ontario Renters (DOOR) Initiative to the Capital Revolving Fund.
2. the Deputy City Managers report back to the Affordable Housing Committee in six months on the progress of the revitalization planning including the resources required and the progress in securing additional funding to support this initiative.

Financial Impact

The work to initiate developing a vision and Planning Framework for the revitalization of Lawrence Heights, costs of \$500,000, is recommended to be funded from the Capital Revolving Fund subject to Council approval of the transfer of the Federal Housing Trust Fund - Provincial Delivering Opportunities for Ontario Renters (DOOR) Initiative to the Capital Revolving Fund.

These funds will be used in City Planning to fund some of the staff required and contribute to the preliminary planning work associated with the revitalization. The detailed budget implications for the current year will be reported to Budget Committee in September, 2007 and any future year budget implications associated with this project will be reported and included in future year program budgets as development proceeds.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

Summary

This report outlines the opportunities the Lawrence Heights neighbourhood revitalization presents, and the corresponding need for a corporate structure to support this initiative and coordinate associated stakeholder partnerships. This potentially presents the City with an opportunity to develop a comprehensive and integrated approach to the Lawrence Heights neighbourhood revitalization that will incorporate social, physical, economic, environmental, health-related and community-based supports into a planning framework that will ultimately strengthen the community.

A first step to beginning a City Building exercise of this complexity and scope is developing a Planning Vision and Framework. This report requests authorization for \$500,000 for City Planning to begin this work. These funds will be drawn from the \$26.69M Federal Housing Trust Fund – Provincial Delivering Opportunities for Ontario Renters (DOOR) Initiative and will have zero net impact on the City's budget.

The \$500,000 allows this work to begin but will not be sufficient to fully fund the first phase of activity. City staff will be working closely with Toronto Community Housing Corporation, community stakeholders, and neighbourhood residents to identify potential partnerships and additional resources for this unprecedented opportunity for neighbourhood revitalization.

Committee Recommendations

On motion by Councillor Moscoe, the Affordable Housing Committee recommended to the Executive Committee and City Council that:

1. the Chief Planner be authorized to begin the development of a Vision and Planning Framework for the revitalization of Lawrence Heights at a cost of \$500,000 and funded from the Capital Revolving Fund (CRF), subject to Council approval of the transfer of the Federal Housing Trust Fund - Provincial Delivering Opportunities for Ontario Renters (DOOR) Initiative to the Capital Revolving Fund;
2. the Deputy City Managers report back to the Affordable Housing Committee in six months on the progress of the revitalization planning including the resources required and the progress in securing additional funding to support this initiative;
3. the Deputy City Manager's report to the Affordable Housing Committee in six months include a comprehensive program for consolidating all City land holdings under the direction of the Steering Committee including a protocol for dealing with the lands held by the school boards and other orders of government, including the Toronto Transit Commission;
4. as a first order of business, staff work toward securing formal agreements with the school boards, CMHC, provincial and federal ministries and their agencies for a mechanism to facilitate quick decisions on land issues and other intergovernmental matters and report progress on this in the Deputy City Manager's report;
5. a copy of this report be forwarded to all stakeholders with a formal request that it be placed on the agenda of their governing body for information including, but not limited to, the following:
 - a. Toronto District School Board;
 - b. Toronto Catholic District School Board;
 - c. Toronto Transit Commission;
 - d. Central Mortgage and Housing Corporation;
 - e. Toronto Hydro;

- f. Baycrest Centre;
- g. Jewish Board of Education;
- h. Italian Canadian Benevolent Corporation (ICBC);
- i. United Way;
- j. Lawrence Heights Community Health Centre;
- k. Lawrence Gardens Co-op;
- l. Wilmont 8 Co-op;
- m. North York Community House;
- n. Toronto Community Housing Corporation;
- o. Toronto Economic Development Corporation (TEDCO);
- p. York University;
- q. Downsview Park;
- r. ShareLife;
- s. United Jewish Welfare Fund;
- t. Jewish Family and Child Services; and
- u. COSTI Immigrant Services.

Links to Background Information

Lawrence Heights Revitalization - Initiate Preliminary Planning
<http://www.toronto.ca/legdocs/mmis/2007/ah/bgrd/backgroundfile-4347.pdf>

AH4.8		Referred		
-------	--	----------	--	--

Sites for Affordable Housing on the Waterfront from Bouchette to Jarvis

(June 13, 2007) Communication from Councillor Paula Fletcher, Ward 30, Toronto-Danforth

Summary

Communication (June 13, 2007) from Councillor Paula Fletcher, Ward 30, Toronto-Danforth, advising that when the City of Toronto had its bid for Expo there was a plan for affordable Housing on the waterfront. The affordable housing was all set for the west side of the Don River.

Communications

(June 13, 2007) e-mail from Councillor Paula Fletcher (AH.Main)
<http://www.toronto.ca/legdocs/mmis/2007/ah/comm/communicationfile-2324.pdf>

Decision Advice and Other Information

On motion by Councillor Mammoliti, the Affordable Housing Committee referred the communication (June 13, 2007) from Councillor Paula Fletcher, Ward 30, Toronto-Danforth, to the Deputy City Manager responsible for the Affordable Housing Office for report thereon to the Affordable Housing Committee.

AH4.9		Referred		
-------	--	----------	--	--

Artist Housing at 331 Bartlett Avenue

(June 13, 2007) Communication from Councillor Paula Fletcher

Summary

Communication (June 13, 2007) from Councillor Paula Fletcher, Ward 30, Toronto-Danforth, requesting that there be a report to the next Affordable Housing Committee on artist housing at 331 Bartlett Avenue.

Communications

(June 13, 2007) e-mail from Councillor Paula Fletcher (AH.Main)
(<http://www.toronto.ca/legdocs/mmis/2007/ah/comm/communicationfile-2325.pdf>)

Decision Advice and Other Information

The Affordable Housing Committee referred the communication (June 13, 2007) from Councillor Paula Fletcher, Ward 30, Toronto-Danforth, to the Deputy City Manager responsible for the Affordable Housing Office with a request that she:

1. request the Chief Planner and Executive Director, City Planning, to expedite the planning process for this affordable housing project and express the support of the Affordable Housing Committee for the proposal of live/work affordable housing at 331 Bartlett Avenue; **(Motion by Councillor Palacio)** and
2. submit a report thereon to the Affordable Housing Committee meeting to be held on September 24, 2007. **(Motion by Councillor Mammoliti)**

AH4.10		Referred		
--------	--	----------	--	--

Waiving Water and Sewer Service Connection Costs for Affordable Housing Projects

(June 13, 2007) Report from the General Manager, Toronto Water

Recommendations

The General Manager of Toronto Water recommends that:

1. all applicants for water and sewer service connections, including applications for affordable housing developments, pay the applicable costs as approved by City Council for new service connections.

Financial Impact

There are no financial impacts from adopting the recommendations of this report.

Summary

This report responds to a request by Council to report on the advisability and implications of adopting a permanent policy of exempting affordable housing projects from paying for the cost to construct water and sewer service connections. Presently, all properties that need new water or sewer connections to the existing municipal system are required to pay for the cost to construct these services. Toronto Water is recommending against adopting a permanent policy for waiving the costs associated with constructing new water and sewer connections on affordable housing projects. Waiving the obligation to pay for the construction of new services on affordable housing projects is an indirect form of subsidy as the cost for constructing these services will be borne either by other property owners that are paying for new service connections or by all other water and wastewater account holders.

Furthermore, diverting revenues that were collected on the premise of constructing, repairing or maintaining water and sewer infrastructure is contrary to the intent of the Sustainable Water and Sewage Systems Act, 2002 and the proposed Financial Plan Regulation under the Safe Drinking Water Act, 2002.

Decision Advice and Other Information

On motion by Councillor Heaps, the Affordable Housing Committee referred the report (June 13, 2007) from the General Manager of Toronto Water, together with the following motions by Councillor Moscoe and Councillor Vaughan to Deputy City Manager Sue Corke for a report thereon to the Affordable Housing Committee:

Motion by Councillor Moscoe:

“That the General Manager of Toronto Water, in consultation with Deputy City Manager Sue Corke, determine the annual budget that should be built into the Toronto Water budget in order to provide grants to qualified affordable housing projects and report back to the September 2007 meeting of the Affordable Housing Committee.”

Motion by Councillor Vaughan:

“That Deputy City Manager Sue Corke be requested to submit a report to the Affordable Housing Committee on whether the cost of sewer and water service connections are, or could be, part of development charges and therefore waived for public and social housing.”

Links to Background Information

Waiving Water and Sewer Service Connection Costs for Affordable Housing Projects
(<http://www.toronto.ca/legdocs/mmis/2007/ah/bgrd/backgroundfile-4975.pdf>)

AH4.11		Adopted		
--------	--	---------	--	--

Property Standards Deficiencies in the Symington Place and Pelham Park Gardens Communities

Summary

Councillor Cesar Palacio requesting the Deputy City Manager responsible for the Affordable Housing Office to consult with the Toronto Community Housing Corporation on how to resolve all property standards deficiencies in the Symington Place and Pelham Gardens communities.

Decision Advice and Other Information

On motion by Councillor Palacio, the Affordable Housing Committee requested the Deputy City Manager responsible for the Affordable Housing Office, in consultation with the Toronto Community Housing Corporation, to submit a report to the November 13, 2007 meeting of the Affordable Housing Committee, on the feasibility of initiating a similar initiative to the proposed Lawrence Heights Revitalization, as well as a strategy to resolve all property standards deficiencies, in the Symington Place and Pelham Park Gardens communities.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-06-14	Morning	9:40 AM	11:00 AM	Public

Chair